ROWLEY'S WAREHOUSE AND MANSION
Conservation Management Plan

Shropshire Council

TDR Heritage
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Conservation Management Plan

FINAL VERSION FOR ADOPTION: MARCH 2025

PREPARED FOR SHROPSHIRE COUNCIL BY TDR HERITAGE LTD

Front page image: Kenneth Steel (1906-1970) Rowley's House Shrewsbury, original poster printed for British Rail circa 1950 (Shropshire Museum FA/2007/002).

Contents

Introduction

Aim of the Conservation Management Plan

The aim of this Conservation Management Plan (CMP) is to develop an understanding of Rowley's Warehouse and Mansion, to inform how the site can best be cared for and sustained for future generations to enjoy. In order to do this it considers

- Its history and development over time, the wider heritage context of the site and how it relates to other sites of a similar type or date, who owns it and how it is currently managed (Section 1);
- Its importance in terms of the values, significance and associations for different people – including how it is designated (Section 2);
- Its condition, the issues it faces now or in the future, and how vulnerable it is to change (Section 3); and
- the ways in which it can be managed in the future (Section 4)

The preparation of the CMP has involved a review of existing primary and secondary sources to **understand 'what we have'** and surveys and work with stakeholders to consider **'how important it is'**.

In terms of **identifying the issues that could impact on the building,** a full condition survey of the fabric has been undertaken, including prioritising the work needed to repair or maintain the asset, and the expected costs in the short, medium and long term. The work was informed by new measured elevations, plans and a structural survey which were commissioned by SC in 2023. In addition, there has been discussion and engagement with a range of stakeholders with an interest in the future of the site.

Scope and Limitations

This CMP was commissioned by Shropshire Council in 2023. It was researched and written in 2023-4 by Vicky Hunns of TDR Heritage Ltd.

The plan covers the Rowley's Warehouse and Mansion site and includes the area shown in red in figure 23.

The CMP is underpinned by more detailed reports carried out by Arrol Green Design Studio (condition survey and access audit); Faithful & Gould (measured survey); Clach Conservation (Structural Survey), Biome Consulting (Bat Survey); Heritage Innovation (Drone Survey) and Drainage Surveys. A list of these has been provided in Appendix 2.

Engagement and Consultation

The preparation of CMP included a workshop with a group of key stakeholders to gauge their views on Rowley's Warehouse and Mansion in May 2024 (see Appendix 5). The workshop explored the significance of the Site to different people, thought through the emerging issues faced by the Site and identified additional pressures on the site that needed to be included in the CMP. It also considered how the future management of Rowley's Warehouse and Mansion could be more effective in protecting the special interest of the Site and the implications of this on its potential future use.

Format of the CMP

Section 1 includes a synthesis and explanation of the various heritage aspects of the Site and how it developed over time. It covers the Rowley's Warehouse and Mansion site in its entirety from the buildings and structures, known or potential for below ground remains, to its historic and cultural associations and setting.

Section 2 deals with the significance of the Site as a whole, in terms of its architectural and artistic, historic, archaeological and communal interest.

Section 3 considers the issues affecting the site and the extent to which these might impact on Rowley's Warehouse and Mansion's value and significance. As well as highlighting its vulnerability to change, it also notes risks and opportunities associated with future management and develops some recommendations about how these issues can be managed in the future.

Section 4 brings together a summary of the recommendations identified in Section 3 as a set of 'management policies' for the site, to help guide future management and thinking about the site and its use.

Section 5 outlines how the CMP and its Policies will be 'adopted' and used in the future, and how often they should be reviewed.

The Appendices are formed by a 'gazetteer' of the elements which make up the site, highlighting their historic development, relative importance to the site and its significance, key vulnerabilities and management needs; copies of all the publicly accessible maps and a selection of images for Rowley's Warehouse and Mansion; and the list of Associated reports which represent the detailed work carried out in 2023-4 to inform the writing of this CMP.

Section 1 - Understanding the heritage

1.1: History and Development of the Site

This section provides a brief illustrated synthesis of how the site has developed from the earliest times to the present day and is derived from an analysis of historic sources, including primary and secondary documents, maps, images and archaeological evidence. A selection of historic maps and drawings of the Site are included in Appendix 2 and 3.

Timeline

Late C16/ early C17	Long linear jettied timber-framed building constructed as a ?cloth warehouse. Soon altered with a jettied east wing- probably part of a longer, two storey range to the east (later the New Ship Inn).
1594	William Rowley admitted a burgess of the Borough. Is in business with Richard Cherwell, a longstanding brewer in area. Rowley is also involved in the cloth trade.
1605	Rowley moves to Knockin Street. Acquires Cherwell's lands, goods and chattels on his death. Rowley acquires more land in area by piecemeal.
1616	Two connected brick wings, known as 'Rowley's Mansion' (later Hill's Mansion) are constructed against the timber building – high status living accommodation with the 'finest' plasterwork. The end bays of the timber framed building are now heated and likely to have become domestic in use.
1630s	Rowley is the largest 'common brewer' in Shrewsbury.
1641	A timber framed stair tower is added to the north side of the East wing to provide access to all floors of the warehouse- dated by the original staircase (removed to America in the early C20).
1642-5	English Civil War- Puritan William Rowley is denounced. Dies 1645 with large debts– his estate includes a 'massive brewhouse'. Eldest son Roger inherits but brewing business managed by another son, Jonathan.
1670	Roger Rowley dies & his daughter inherits. Her husband John Hill is renowned for hospitality 'from the Mansion of the Rowley's'. The house becomes known as Hill's Mansion and Knockin Street as Hills Lane.
1731	Hill dies – daughters inherit.
1731-1775	Mansion is leased to prominent Salopians including Revd. Dr William Adams, the curate of St Chads, Shrewsbury.
1790s	Wealthy Salopians move out of the town into suburban villas- Rowley's Mansion becomes a warehouse
By 1808	Mansion noted as a manufactory of woollens. Its fine plasterwork and 'highly ornamented style' is in 'good preservation'.
By 1837	Oak panelling removed from the mansion and it is in use as a grain storehouse – retains impressive plasterwork in 'great chamber'.
1865 – 1870s	Porch is removed and displayed in school gardens near English Bridge. Floors, stair and ceilings removed from Mansion to allow it to be used as a bark warehouse (the beams are retained). Alterations include end gable of mansion which is adapted with a hoist and sack/loading doors.
1911	Forrest describes the timber-framed (warehouse) as 'a house owned by the Rowley family' and is 'terribly dilapidated…almost ruinous'.
Late 1920s early 1930s	The warehouse is earmarked for demolition for inner loop road/creation of central car park but is recognised as being of interest and saved – albeit with a passageway cut through the building and the southern-most bay. Barker Street properties are demolished to widen road.
1931	Warehouse is acquired from local firm, Morris & Co and extensively 'restored' (large areas rebuilt). First use of the name 'Rowley's House' in a pamphlet on the restoration. Opens as archaeological Roman Museum in 1938
1981	Rowley's Mansion acquired from RA Downes & following refurbishment used to extend the Roman Museum. Reinstatement of windows and features that lost or altered when it was a warehouse.
2014	Museum collections transferred to the Shrewsbury Museum and Art Gallery. Buildings are used initially by the University of Chester, but then become vacant.

The Site and its Context in Medieval Shrewsbury

Rowley's Warehouse and Mansion comprises two adjoining buildings: a timber framed section of three distinct parts, known from around 1930 as 'Rowley's House' and a brick building, Rowley's (or Hill's) Mansion, both of which are understood to date to the late 16th or early 17th centuries. The buildings are situated in an area of Shrewsbury that was occupied by at least the medieval period and the buildings' layout, original function and relationship with the surrounding streets was influenced by the earlier development of the town.

In the medieval period, the area in which the Site lies was known as Romaldesham, a place name which probably refers to a person, or the boy saint *Romald*, associated with either a small settlement or manor (*ham*) or a secluded place in the bend of a river (*hamm*). Romaldesham is first noted in a Shrewsbury Abbey charter of 1155 and by at least the C13 included a chapel, dedicated to the 'saint' of Romald (also Rumbold or Rumwald) with a cemetery around it. This is believed to have stood in the vicinity of Rowley's Warehouse and Mansion, although there is some debate as to its location (Baker 2002, 3). The 13th century settlement also included the lanes now known as St Austin's Street, Bellstone and Barker Street, the road which forms the western edge of the site of Rowley's Warehouse and Mansion. These provided connections to a postern gate in the town wall and to St Austin's friary, which was established in 1254-5 outside the town walls. The lower part of Romaldesham was connected to Mardol, a key road that gave access to the Old Welsh Bridge (built in c.1262) and a low gate in the town wall known as Cripple Lode Gate which opened onto the riverside, via *Kockabitinestretel / Cokbitestrete* (recorded in 1255/6 and c.1268). This lane almost certainly was later known as Knockin Street (and then later became Hills Lane) (Champion & Thacker 2014, 83). Although there have been only limited excavations within the area, these have found evidence for 12th and 13th century occupation and suggest that the deposits are in excess of 1 metre in depth (Baker 2010).

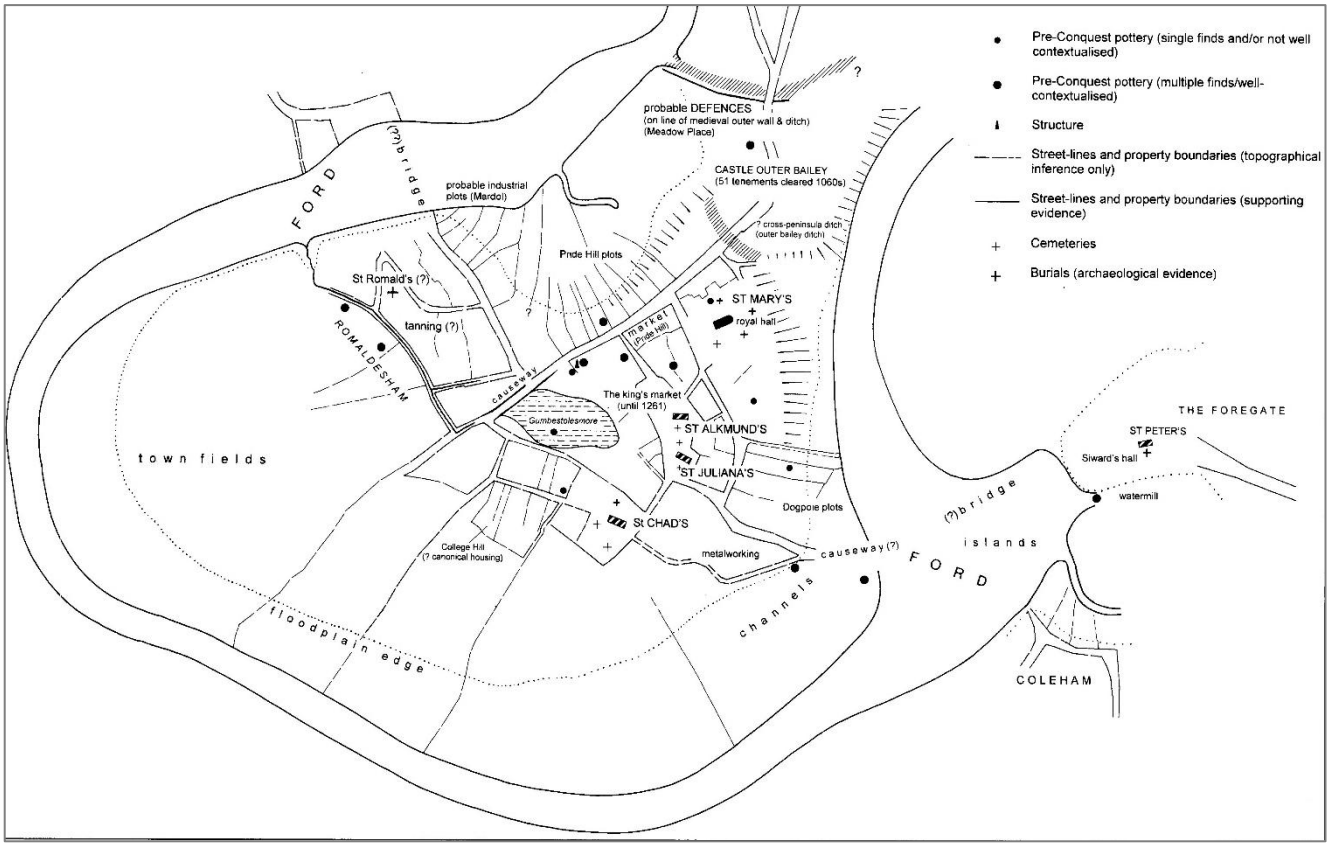

Figure 1: The early (pre-Conquest) town of Shrewsbury showing its key elements including Romaldesham and Barker Street, as well its relationship with the River Severn (Baker 2010). (Map reproduced with permission of Nigel Baker).

Topographically, this small 'village like' part of the developing town was in a valley between the two hills of Shrewsbury and just north of a 'pool or swamp' of standing water that covered the area from Mardol Head and Shoplatch to the east side of The Square. Although the pool was filled in, probably when The Square was formally established as the town's market place in 1261, it had a culvert and outlet down Gullet Passage which then passed along Barker Street on its way to the river. Documented complaints made by householders of Romaldesham in 1527 and 1531 indicate that in the mid-16th century it formed an open channel in the middle of Barker Street. The culvert later became a sewer and is shown on modern sewer maps (Baker 2002, 3). Observations from excavations in the Mardol Head area in the later 19th century suggest that the large size of the culvert, along with the buried remains of an open timbered-lined watercourse, may once have been the bed of a stream flowing into the river.

The presence of this watercourse would have had an impact on the development of the area and there is documentary and archaeological evidence that industrial occupations and trades needing a steady stream of water, such as tanning and brewing, were attracted to this part of town. The watercourse and the low-lying nature of the land continued to influence how the area developed over time, and issues with waterlogging and subsequent infilling means that there is high potential for well preserved archaeological and organic remains, such as leather and wood, surviving below ground in the vicinity of Rowley's Warehouse and Mansion (Baker 2002).

By the later medieval period, the area comprised a mix of buildings from high-status stone properties, such as Cole Hall (now demolished), to humbler dwellings alongside commercial and industrial buildings, particularly tanneries. An aerial view of the town of c.1575, known as the 'Burghley Map' of Shrewsbury (figure 2), shows the location of Rowley's Warehouse and Mansion just prior to its construction. This shows a relatively densely developed area, formed by a number of domestic and unheated (potentially industrial) buildings with their gables generally facing onto Hill's Lane and Barker Street, with some of the properties having small, enclosed plots of land behind them. Later maps show that this late medieval street system became 'fossilised' within new development and building work from the 17th century onwards and was maintained until the extensive slum clearances and road widening that was carried out in the area in the 1930s.

Figure 2: Excerpts from Burghley's Map of Shrewsbury of 1575 (left) SA 680/1 and Copy of Rocque's Map of Shrewsbury of 1746 printed in n1860 by John Davies (right) SA TP/12 showing the continuation of the early street pattern through the Post-Medieval period and the approximate location of Rowley's House and Mansion.

Late 16th to early 17th century and the Rowley Connection

Although early brewing activity took place in the home, the growth of towns saw the development of dedicated brewhouses. These became commonplace by the medieval period and although at first many publicans brewed their own beer, by the later 16th century the production of beer was increasingly in the hands of a few 'common' brewers (brewers who did not own pubs themselves), a trend which was supported in Shrewsbury by the Corporation who in 1601 attempted to suppress 'pan brewers' (Champion & Thacker 2014, 143). By the 1630s there were around 220 public houses in Shrewsbury and five common brewers served the town, the largest of which was William Rowley who, in 1635, was described by Sir William Brereton as having *'A very vast great brew house .... the brewing vesels wherein are capable of 100 measures'.*

William Rowley was born in 1572, the eldest son of a successful Shropshire family that had been based in Rowley in the Worfield parish near Bridgnorth from at least the mid-13th century. In the mid-16th century, his grandfather, John Rowley, was described in the Worfield Register as a 'yeoman householder'- one of the wealthier class of farmers who owned their own land and property. William's father, Roger, succeeded him in 1566 and married Ann, daughter of William King of Birmingham. Including William, at least three of their sons were successful maltsters, brewers and merchant drapers, and their third son is likely to have built the present 'Rowley House' in their own parish of Worsfield, along with its stone malthouse.

William Rowley was admitted a burgess (a citizen or freeman of the Borough) of Shrewsbury in 1594. He was in business, possibly a partnership, with Richard Cherwell, whose family is known to have brewed on Knockin Street (later known as Hill's Lane) since at least the 1520s and it seems likely that this was from premises on, or near, the site of Rowley's Warehouse and Mansion. Although the business is presumed to have been centred on brewing, it also included the Welsh cloth trade- Rowley was a member of the Drapers' Company, a long-established guild in the town, and kept a factor (agent) in London, where one of his brothers, John, traded as a merchant. Rowley initially lived close to the site of Rowley's Warehouse and Mansion in nearby Shoplatch but moved to Knockin Street on the death of Cherwell in 1605. A lawsuit of 1606 in the Court of Requests shows that on Cherwell's death, Rowley acquired '*all or the most part of the lands, tenements. goods and chattels of the said Cherwell … for the satisfying or security saving and keeping harmless of the said William Rowley of and from all such debts which he …. had entered into or undertaken for on in the behalf of the said Cherwell*' (National Archive P.R.O. Req 2/ 406/ 83 quoted in Morriss & Stamper 1995). The records also suggest that the Rowley family further built up their property in the Barker Street and Knockin Street area by a piecemeal approach, and in the early 17th century their property comprised several different parcels and under various sorts of tenure, with some being leased from the Drapers' Company (Morriss & Stamper 1995).

Rowley's Warehouse

The architectural evidence indicates that the large three storey timber-framed building, known as 'Rowley's House' since c.1930 (but hereafter Rowley's Warehouse), was built on the southern half of the Site in the late 16th or very early 17th century, and was constructed as a warehouse or store, rather than a malthouse, brewhouse or domestic residence (Morriss & Stamper 1995).

The new building is likely to have replaced earlier structures in this densely developed area and was surrounded by other buildings, including a row along the old line of Barker Street (which was altered in the 1930s) that would have masked Rowley's Warehouse from view (see figure 3).

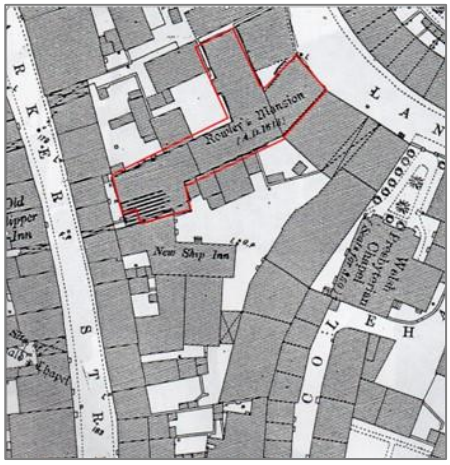

Figure 3: Rowley's Warehouse and Mansion shown at the end of the 19th century (Ordnance Survey, 1882. Reproduced with permission of National Library for Scotland.)

Probably close by would have been the 'very vast brewhouse' noted in 1635 (see above), which may have been the subject of a Chancery suit of 1655-7, which arose from a dispute among the Rowley family following William's death in 1645. These documents describe a '*capital messuage containing a brewhouse, a malthouse, and many rooms fitting to the same in Knockin Street'* with a mill wheel, a pair of millstones, a furnace and a variety of brewing vessels including a mash, fat and sweetwort tun [a cask with used for mixing malt with hot water to make wort and for the infusion of malt before the hops are added]; a vessel for small wort; five 'coolers' [vessels used for cooling the wort]; one gill tun' [a large cask or barrel] in the storehouse and 'stillings' [stands for casks]. Reference is also made to residential aspects of the property, referring to a hall, a parlour next to the malthouse with a 'little room beyond it', a kitchen, three chambers –above the parlour, hall and in the cockloft, and two 'ground cellars' (National Archive PRO C 78/ 678/ 2 quoted in Morriss and Stamper 1995).

The form and layout of Rowley's warehouse was, in comparison, very different, and points to it having had a very different original function. A long, seven-bay building of three storeys with attics with a narrow bay at each end, there was no heating or internal stairs. The framing suggests that there was only a single entrance into the building, probably in its current location on the east elevation (figure 4) with a substantial timber framed internal partition to its left-hand side. There is some evidence for a further, possibly later, partition to the right which may have formed an entrance bay at the ground floor level. The upper floors would have been accessed by ladders.

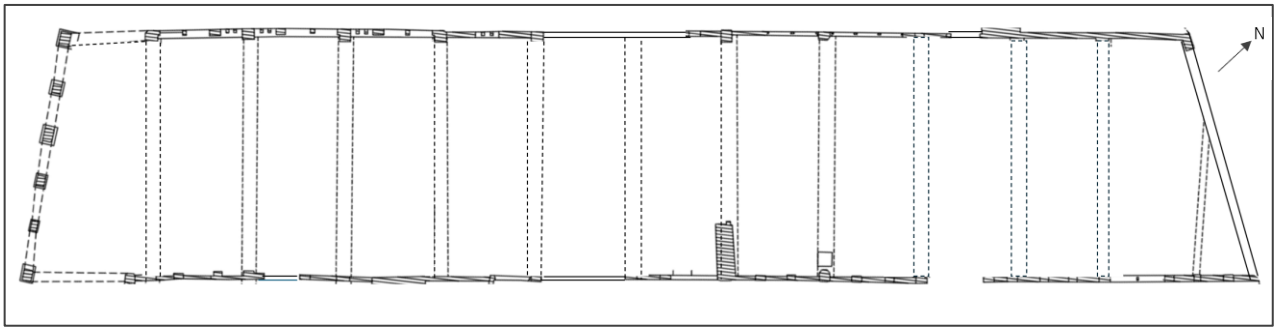

Figure 4: Plan of Rowley's warehouse in the late C16th or early C17th (based on 2023 survey, not scaleable).

The square panelled timber frame was constructed with wattle and daub infill and was designed to have great strength, with the first and second floors being jettied to maximise the available internal space. Internally the building was largely open on each floor with – initially- only a single partition which subdivided the space into a very long and a long room in the same location on each level. To achieve this openness, the weight of each floor was carried by six substantial main beams with a very large bridging beam halfway between each (figure 4). The building was well ventilated and, even in its earliest phase, well lit with numerous unglazed window openings to the long east and west elevations, all of which indicate that it was a commercial or industrial building designed to provide storage for wool or brewing materials rather than for the storage of grain. Although there are no datable features for this phase of the building, Morriss noted it has similarities with a woolstore that formed part of the Fellmongers complex in Frankwell, which is known to be of the late 16th century (Morriss & Stamper 1995).

Figure 5: Modern images of Rowley's Warehouse west elevation (left) and east elevation (right). Part of the original east elevation is concealed behind the later additions of the east wing and stair tower (see below). (Images: TDR Heritage 2023 & JT Smith 1953).

Not long after its construction, the building underwent some key alterations. Firstly, gabled dormers were added to the east and west sides of the main roof, perhaps to increase the storage space and improve light in the attic which, with two metres of head height, seems to have been designed to be used (figure 5).

Soon after, the building was extended to the east with a three storeyed timber framed wing with attics (figure 6). This was built against Rowley's warehouse and its architectural details and design suggest that is it fairly contemporary to the earlier building. The structure did not have its own western frame, which may have contributed to significant issues with differential settlement later in the building's life.

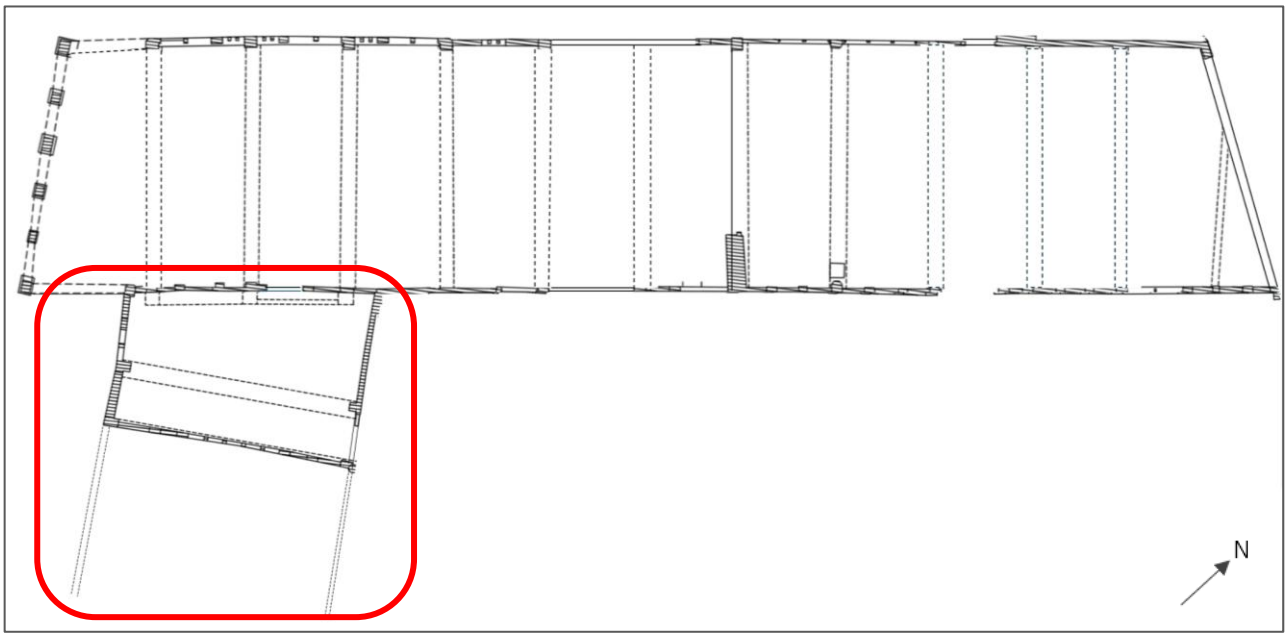

Figure 6: Rowley's warehouse and east wing (at least part of which was later the New Ship Inn) in the early C17th – the continuation of the demolished section (New Ship Inn) is shown as a dotted line) (based on 2023 survey, not scaleable).

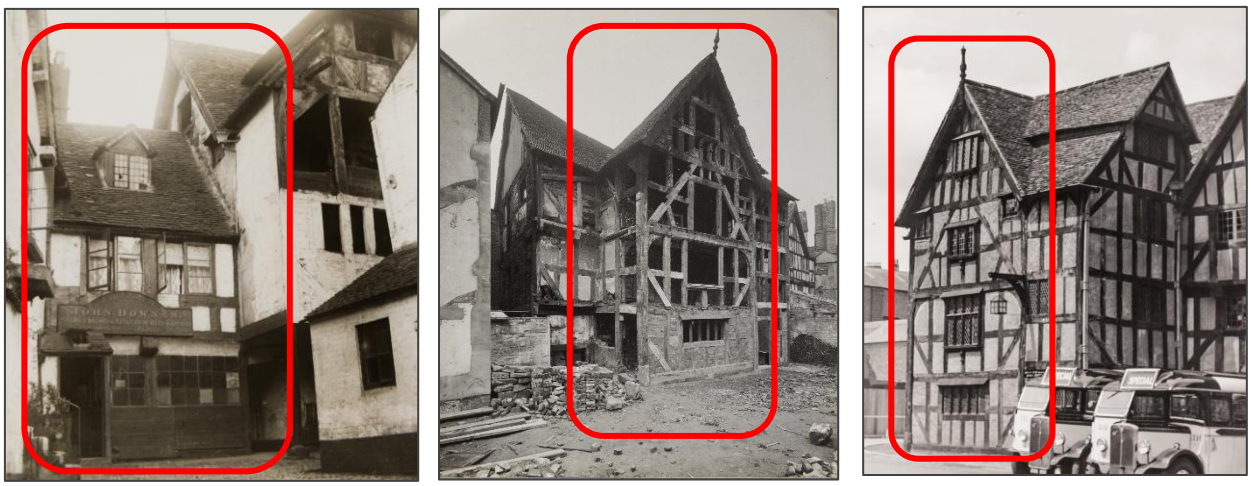

Figure 7: (Left) Three storey east wing from NE (behind attached stair tower) prior to the demolition of its two storey section, in use as the New Ship Inn; Centre (SA:6601/3191/18): East wing following demolition of the New Ship Inn and buildings along Barker Street from SE, during repair in October 1932 (SA:6601/3191/28); Right: East wing from NE in 1950s (SA: PH/S/13/B/1/33).

Earlier commentators believed that the two-storey gabled frame now visible in the east elevation indicated that this wing was an infill building between Rowley's warehouse and a pre-existing two storey building to the east. However, Morriss's investigations in the 2000s found that the east wing is jettied to the north and identified other structural indicators suggesting that it formed part of a much longer two storey range which was built against Rowley's warehouse (figure 7). The original purpose of this wing is not known but also seems

likely to have been non-domestic, due to the heavy construction technique used in the jetty, which was designed to take heavier loads, and the lack of heating. However, by at least the 19th century, the two-storey section was in use as part of The New Ship Inn (shown in figure 7 above) which was removed in the 1930s clearances. Morriss speculated that the wing may have been built to increase the storage capacity of Rowley's warehouse once the mansion was added in 1616, as its northern bay appears to have become used as part of the domestic property at this time (Morriss & Stamper 1995).

Whilst the framing visible in the West and East Elevations of Rowley's Warehouse is almost identical, a section of the northern part of the east elevation has smaller square panels and stepped jetties which are also evident in a change in floor level on the interior, although it is not reflected in the ceiling and bridging beam arrangement. Morriss has suggested this relates to an historic rebuild, probably relating to settlement following the addition of the northern gabled dormer, although the date of this alteration is not known (Morriss & Stamper 1995)

Rowley's Mansion

The antiquarian Owen, writing in 1808, dated the construction of Rowley's Mansion, in his view 'the first brick building in Shrewsbury', as 1618 based on 'the dates still remaining on the leaden pipes' (which were removed prior to 1930) (Owen 1808, 537; Ward 1938). However, it is perhaps more likely that the two connected brick wings were constructed to the north and west of Rowley's warehouse slightly earlier. Both wings used the earlier building's timber frame as their end wall and, at the time of construction, a shared two-sided fireplace dated '1616' was inserted into the north end wall of Rowley's warehouse. This was intended to heat both the end bay of the timber framed building (enabling part of it to be used as a residence) and the north wing of the Mansion (figure 8).

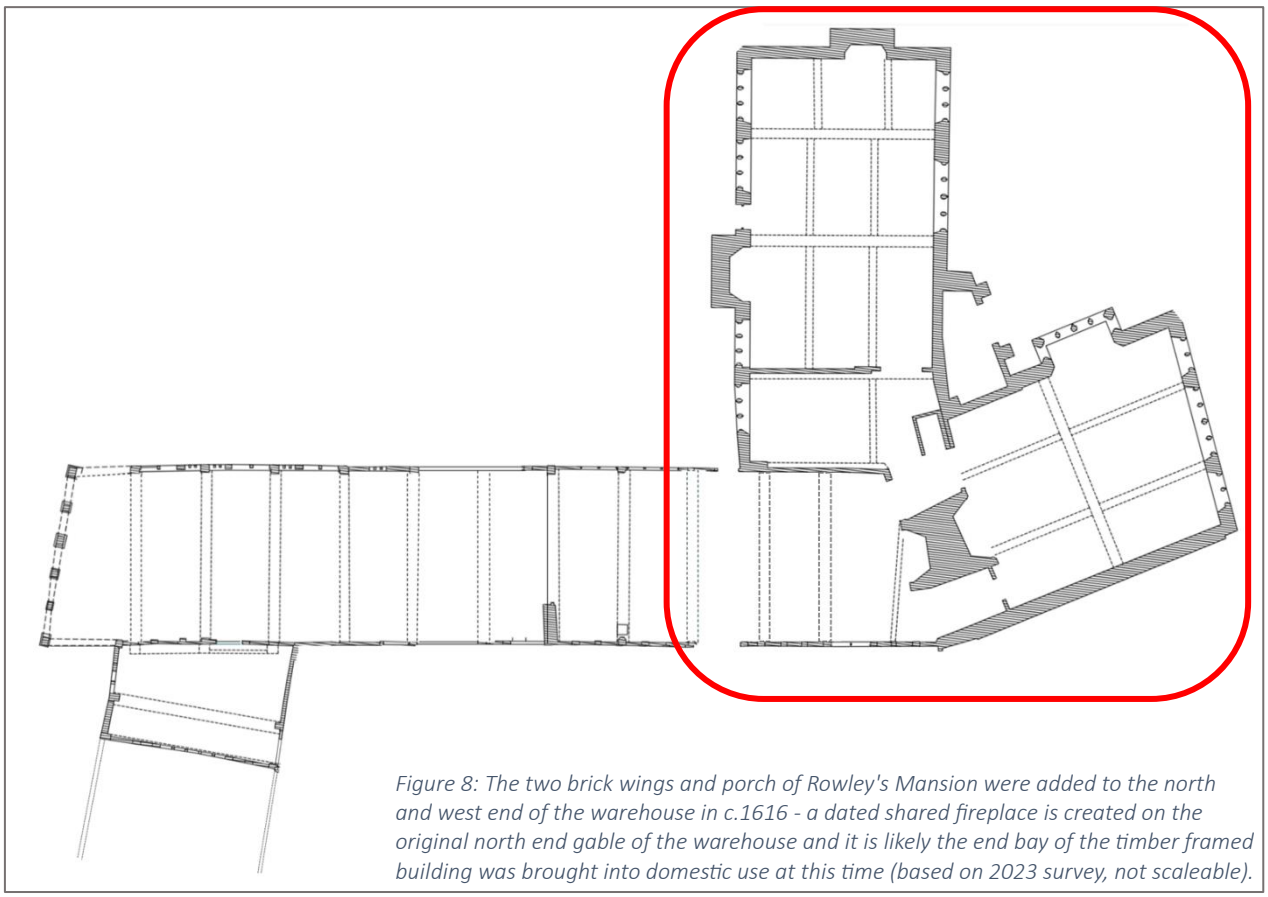

Figure 8: The two brick wings and porch of Rowley's Mansion were added to the north and west end of the warehouse in c.1616 - a dated shared fireplace is created on the original north end gable of the warehouse and it is likely the end bay of the timber framed building was brought into domestic use at this time (based on 2023 survey, not scaleable).

Forming a tall, asymmetric building of three storeys with cellars and attics, the two new 'Mansion' wings had brick elevations which were 'designed to be seen', showing off the use of brick as a new construction material which, in the early 17th century, was only just making its way north from its initial use in extremely high-status buildings in the south east and east of England, such as Hampton Court Palace and Oxbridge colleges. The main entrance was through a north porch facing onto Knockin Street (Hill's Lane) that was created in an unusual angle formed between the two wings, and later illustrations (see figures 14 & 15) show that the view obtained of the building when approaching from the north west was intended to impress. The gabled wings were built in a distinctly 'Jacobean' style, with a low coped parapet and Grinshill stone details which included quoins to the corners, window openings and door surrounds, stone mullioned and transomed windows, moulded stringcourses and a plinth. At the base of the walls there is evidence that the lower courses were large blocks of Keele bed sandstone which extended into cellars below.

The new building respected the slightly unusual setting out of Rowley's Warehouse, with the north gable of the north wing being constructed in parallel with its end timber frame, regardless of this causing its two side walls to form an odd rhomboid shape, which means that internally there are no right-angled corners (figure 8). The architectural evidence suggests that the eastern elevation of the north wing was originally built up against another, probably C17 timber framed structure (demolished in the 1930s), and only had stone details to the third floor and attics, above the previously adjoining building's roof (figures 9 and 10). The west wing was built at right angles to Rowley's Warehouse, abutting part of its west frame but extending slightly further north.

Figure 9: The brick Jacobean style 'Rowley's Mansion' of a north and west wing was added onto the warehouse in c.1616. Left: the principal elevation is formed by the two wings, designed to be seen on the approach from Hills Lane; Centre: the east elevation of the north wing had few features and was built up against another timber framed structure that was demolished in 1930s; Right: west wing, south elevation (Images TDR Heritage 2023).

Figure 10: Photograph of the early C20 showing the east elevation of the North Wing and the abutting timber-framed building. The image also shows the eastern roof gablet which is no longer visible (SA PH/S/13/B/1/108) (Judges Ltd).

Unlike Rowley's warehouse, the two wings of the mansion were both originally in high status domestic use and were heated: the north wing having the shared chimney with the adjoining warehouse and the west wing having substantial stacks in both the south elevation and west gable end. Early 19th century commentators described the ground floor of the north wing as having a *'great chamber or withdrawing room [which was] adorned with a basso-relievo representation of the Creation and other devices in stucco &c.'* (Pidgeon 1837, 158), which suggests that there was a heavy plasterwork overmantle over the fireplace (of which there is now no trace) and a moulded plaster ceiling. Internally, there is evidence to suggest that when the building was constructed, the ceiling beams in the ground floor of the north wing (at least), part of which are now exposed, were moulded and chamfered and intended to be seen. However these were later concealed behind heavy plasterwork as part of a moulded plaster ceiling. This may have been created fairly soon after the building was constructed: aspects of the surviving ceiling appear to have been influenced by the Classical style

popularised by Inigo Jones after 1640, which tend to have a huge Classical wreath or garland of flowers as the centre piece and wider decorated banks filling the surrounding spaces, bordered by a properly moulded classical cornice (Penoyre 1994; Calloway 2005). The other rooms, including in the west wing, were later recorded as having had 'oak wainscot [panelling] lining the walls' (Pidgeon 1837, 158).

Typical of its Jacobean style, the building had projecting chimney stacks and a roof which incorporated a series of gables. Two small gablets, probably louvered, were also located to either side of the shared chimney stack on the north wing and may have been added later, possibly to light passage between the warehouse and Mansion at attic level. Visible on an early 20th century photograph (figure 10), the eastern gablet had been removed before 1932 as it is not shown on images of the demolition work carried out to Rowley's warehouse.

Despite brick being a high-status material, there is some evidence- remarked upon in the early 20th century- that some of the moulded brick window surrounds on the south elevation of the west wing had been rendered to look like stone (Forrest 1911) and whilst it is not clear if this was an original feature, it seems more likely to have been a later alteration. Both drawn and photographic images from the early 19th century onward indicate that the windows were leaded (see figure 15), and Morriss noted that the original stone surrounds to the windows (of which only a few remain) retain evidence for vertical glazing rods (Morriss & Stamper 1995).

Mid to late-17th century

In around 1641, a tall narrow timber framed extension was built in the corner between the East Wing and east elevation of Rowley's warehouse to accommodate a stair that provided access to each of its floors, including the attic and cellar (figure 11). Entry into the warehouse was through new doorways cut into it at each floor level from the East Wing extension, rather than from the stair tower. The stair tower was built with a very unusual roof of two bays, described by Morriss as having a 'sort of blind half clerestory', with a jettied mini gable to the north elevation (figure 11). This arrangement was needed to provide sufficient headspace at attic level to be able to access the East Wing easily, but needed its own side frames. On the west side this is formed by two rows of panels that sit on top of the wallplate of the warehouse. The addition also required some rafters to be removed from the east wing to allow sufficient headroom to allow easy access between the two structures at attic level, and the southern bay of the tower ends on a pair of valley beams inserted into the roof slope of the east wing.

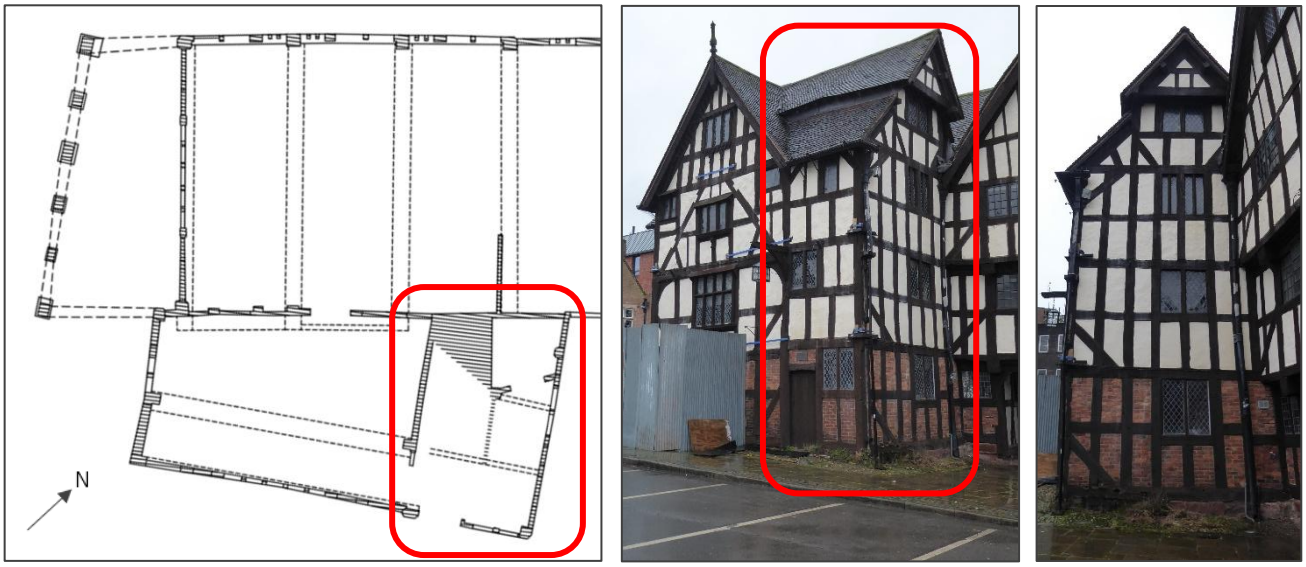

Figure 11: Left: A stair tower was added to the east wing in around 1641. The structure was built up against the east wing and warehouse wall and provided access into all levels of the warehouse via openings cut into it from the east wing. Right: North and East elevations show the overall form of the unusual roof structure which has a mini jettied gable and two side frames to raise its height (Images: Plan based on 2023 survey, not scaleable; Photographs: TDR Heritage Ltd 2023).

The staircase, which is believed to have been original, and which was apparently dated 1641, was removed and sent to the USA in the early 20th century prior to the 1930s restoration work. An early 20th century photograph of the building prior to its restoration shows open access from the yard to the stair with a post on a footpad forming the corner of the stair tower (figure 12). This open arrangement was altered in the 1930s restoration when the two storey section of the east wing was demolished, with the new work enclosing the bottom of the frame with brick panels with a new door (see figure 11). The restoration is reported to have recreated a 'close copy' of the original, including the use of spindles in the bottom steps to light the cellar, using an early photograph [although no copy of any image other than that shown in fig.10 has been located] and material from other historic buildings which were being demolished in the overall redevelopment scheme (Ward 1938).

Figure 12: Left and middle: The stair tower was openly accessed from the Ship Inn Yard by at least the late C19. This was altered in 1930 when the Ship Inn was demolished and new timber and brick panels and a door were introduced to enclose the access. This level of alteration highlights the degree of uncertainty which must be placed on the modern appearance of the ground floor of the east wing (Images: SA PH/S/13/B/1/110; SA 6001/3191/18; SA 6001/3191/28).

The construction of the Mansion, and the alterations to both it and the warehouse in this period, seem to tie in well with the fortunes of the Rowley family, who were becoming increasingly important in early 17th century Shrewsbury. William Rowley had a civic role in the town and served as a town bailiff in 1628 and was one of the first aldermen appointed under Shrewsbury's new Charter of Incorporation in 1638. He is also said to have invested in the *'settlement of Barbadoes, a favourite speculation with the commercial men of his time and is related to have planted Rowley's Islands in the Caribbees'* (Owen 1808, 538). However, as a leading member of Shrewsbury's 'Godly Party' and a staunch Parliamentarian and Puritan, during the Civil War William Rowley was put under house arrest in 1640 and was one of the aldermen mentioned in a letter from King Charles I in 1642 as being one of the '*persons dis-affected to his Majesty's person and government, [who] shall bee sequestered from the severall meetings till they have cleared themselves: and if they do not, then newe ones to be chosen in their steed'* (Champion & Thacker 2014, 175; Owen and Blakeway 1825, 431). William died in 1645, soon after the town was captured by the Parliamentarians, and was succeeded by his eldest son and heir, Roger. On his death he was found to have debts of about £4,000 against a personal estate of £3,000, the debt reputedly being due- at least in part- to plunder, free quarter and other expenses, presumably suffered during the Civil War (Morriss & Stamper 1995).

On inheriting the estate, Roger, already employed as a barrister, set up his brother Jonathan in the Rowley brewing business. By paying him an annual allowance of £200 he was able to pay off nearly all of the debt by the time of Jonathan's death, unmarried, in 1655. Like his father, Jonathan was heavily involved in the town and was Shrewsbury's mayor in 1653 and an alderman in 1655. On Roger's death in 1670 his Shrewsbury

estate passed to his eldest daughter, Priscilla (National Archive P.R.O. C 78/ 678/ 2; 671/21 quoted in Morriss & Stamper 1995). Priscilla had married the Gentleman, John Hill, in 1658, who was from the Hill family of Court of Hill, near Nash in Shropshire. He was a sworn burgess and assistant (town councillor) in 1677 and became mayor of Shrewsbury in 1688. Hill was reputedly the model for one of the characters in a comedy of the period called 'The Recruiting Officer', and was known for '*residing with great hospitality'* in the mansion of the Rowley's and, as a result, Knockin Street became known as Hill's Lane (Owen 1808, 539; Morriss & Stamper 1995).

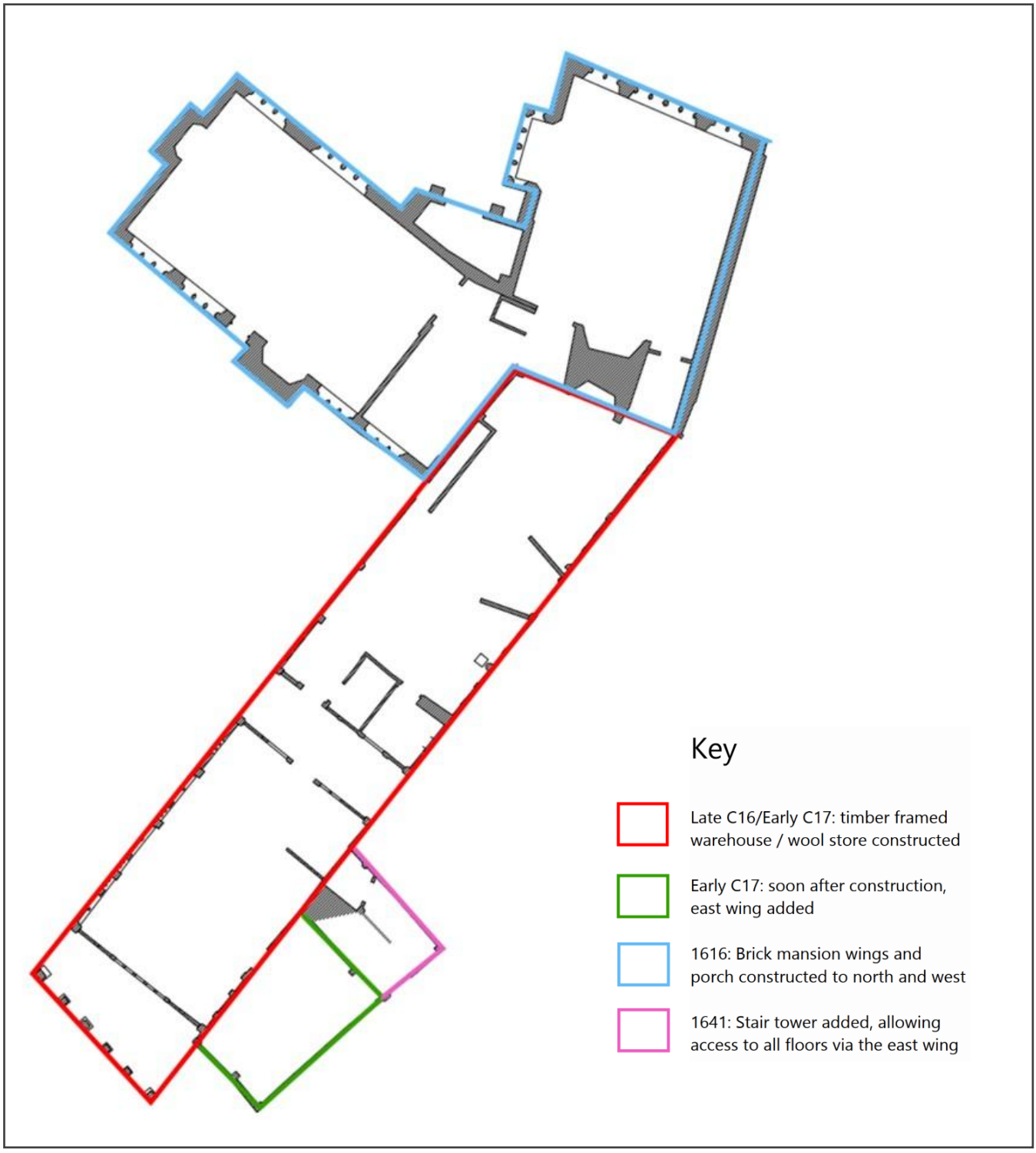

Figure 13: Overall phases of development of Rowley's Warehouse and Mansion (Image:Plan based on 2023 survey, not scaleable)

18th century: change and development

Hill died in 1731 and his estate was inherited by his two daughters from his marriage to Priscilla Rowley: Priscilla (who married Philip Thomas) and Mary (who married Thomas Youde), as co-heiresses. The property remained divided between their descendants until at least 1918 (Owen, 1808 and see below).

From around a year after Hill's death in 1731 until the late 18th century, the Mansion remained in use as a high-status townhouse, and was apparently leased to tenants. These included Lady Charlton and Thomas Powys of Berwick (who built Berwick House, north of Shrewsbury, in 1731), who was permitted to remove part of the garden walls in 1733 'to make a good turning place for a coach and horse' (Champion & Thacker 2014, 301). However, most notably, the Mansion is believed to have been occupied for a long period by the Revd. Dr William Adams, the curate of St Chads, Shrewsbury, until he resigned his living in 1775 to become master of Pembroke College in Oxford. He counted amongst his associates the eminent writer Dr Samuel Johnson, who visited him at the Mansion in 1774 and Dr. Adams is mentioned several times in Boswell's Life of Johnson (Forrest 1912; Champion & Thacker 2014, 301).

Although slightly later in date, the Mansion was the subject of paintings from the early 19th century which provide an insight into its appearance in the late 18th and 19th century. The earliest drawing, entitled 'Mansion House, Hill's Lane Shrewsbury. From Garden' is of 1813 (figure 14) and shows the west wing of the Mansion and the west elevation of the timber framed warehouse enclosed by a coped, garden-style wall, probably of brick, running south from the central chimney stack of the west wing of Rowley's Mansion. Directly adjacent to the stack is an arched gateway through the wall providing access to the yard. The wall appears to be aligned with the property boundaries of the time which ran at right-angles to Barker Street.

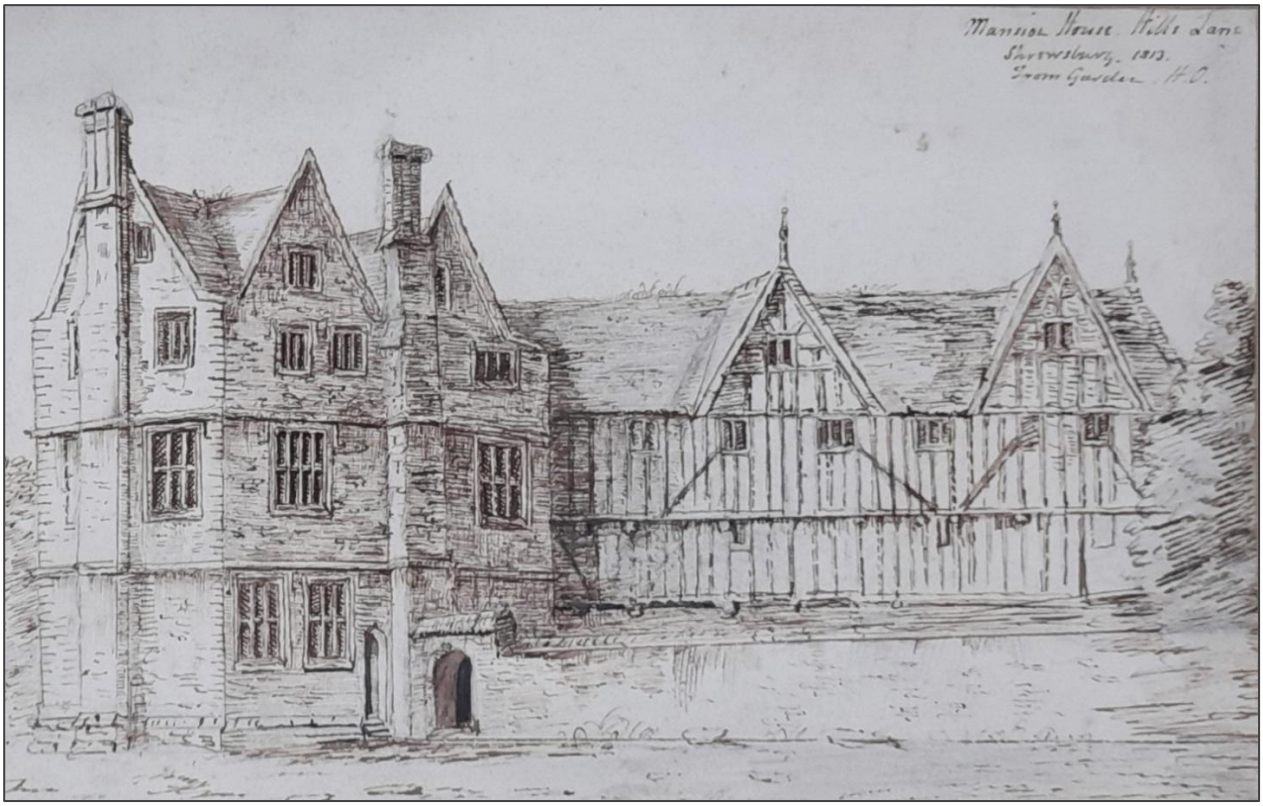

Figure 14: Illustration of Mansion House Hills Lane Shrewsbury from Garden, 1813 by H.O [Hugh Owen] (SA 6001/200/66).

An almost contemporary view of the Mansion from the north west of c.1820 (figure 15) shows the area between the two brick wings enclosed behind a coped brick wall, probably of 18th century date. This ran along

Hill's Lane with a small but impressive entrance stone gateway providing pedestrian access to the porched entrance into the Mansion. Above the gateway was a narrow metal arch carrying a lantern.

Figure 15: Rowley's Mansion, Hill's Lane as illustrated in Owen & Blakeway 1825, p409. (SA PH/S/13/H/5/1)

19th century - decline and new uses

By the 1790s, there was a general trend for wealthy Salopians to move out of the town into suburban villas, and at around this time the status of Rowley's Mansion changed, also becoming a warehouse (Champion & Thacker 2014, 301). Writing in around 1808, Owen described the House [Mansion] as being in the '*best and most highly ornamented stile of its day, with a profusion of decorations in stucco and still in good preservation…*' [but] '*...is now used as a manufactory of woollens*' (Owen 1808, 539). As in earlier times, Rowley's warehouse was not noted or indeed described, presumably due to its lower status, but it seems likely that it was also in use as a woollen store or warehouse throughout this period (Morriss & Stamper 1995).

During the late 18th to late 19th century, Shrewsbury grew less rapidly than most county towns and the Borough responded slowly to some of the urban problems, such as housing and sanitation, that were considered pressing elsewhere. In Shrewsbury, and probably impacting the area around Rowley's Warehouse where Barker Street had historically performed an important function carrying drains to the river, both as a former open channel and, later, a culvert, this included the installation of an effective town drainage system and water supply. This was still incomplete in 1900, with the town water supply remaining a 'threat to public health' until the 1930s (Champion & Thacker 2014, 276).

By 1837 at Rowley's Mansion, decay had set in. Pigeon's 'General Guide for the Information of Visitors and Residents' of the town remarked on its deserted air and recorded that *'the great chamber, or withdrawing room, remains nearly in its original state*...[which included its plasterwork details]. *The oak wainscot from the other apartments has lately been removed. It is now used as a store-house for grain*' (Pidgeon 1837, 158).

The Mansion seems to have been the subject of considerable change in the 1860s and 1870s. Writing in the early 20th century, the local historian Forrest recorded that in 1865 the 'picturesque stone porch' was removed and taken to the garden of a building known as Abbey House by the English Bridge (this later became the technical college before being replaced in 1938 by the current college). Numerous items of stonework from

old Shrewsbury buildings were placed in this garden (now Abbey Gardens), initially by the builder and architect of the English Bridge John Carline (1730-1793), however the Rowley porch was apparently taken there by '*Mr. Palin the lawyer who resided in the house* [Abbey House] *in the first half of last century, having married one of Rowley's descendants'* (Forrest 1911, 54). Forrest further noted that by the 1870s, the whole of the '*splendid [internal] wood work had been removed and sold'* from the Mansion and it may also have been in this period that it became a bark warehouse, for which the stairs and floors were removed '*to make way for the bark!'* (Forrest ibid). Curiously, the ceiling beams appear to have been retained in situ, despite the loss of the floors.

Historic photographs show that by the early 20th century the gable end of the Mansion's north wing had been altered to provide sack hoist access from Hill's Lane to the various floors. This included a hoist beam just below the attic windows and the lowering of the sills to all the central window to the floors below to make openings for loading doors. On the western elevation of the north wing, the third storey projecting bay window had been completely removed and the windows in the angled reveal above the porch had been altered, one of which had been turned into a further loading door (figure 16).

Figure 16: Between c.1856 and the early C20, the windows to the north wing were altered and new structures added along the Hill's Lane frontage, relating to the occupancy of the Mansion as warehousing by R.A. Downes (Images: Left: 'Hill's Mansion as it appeared in 1856'(SA: PH/S/13/B/1/50) and Right: Rowley's Mansion, Hills Lane, Shrewsbury by James Mallinson, 1933 (SA: PH/S/13/H/5/18).

A timber and weatherboarded structure had been constructed immediately west of the western gable of the Mansion (shown on figure 15) and may relate to the use of the Mansion as a bark warehouse. Despite these alterations, the photographs also show that a number of architectural features had survived, including the moulded brick windows on the ground floor of the south elevation of the Mansion's west wing.

20th century repairs and alterations

In 1911, Forrest's account of Rowley's Mansion includes the first written record about the timber-framed building now known as Rowley's House, and particularly highlighted its ruinous state, borne out by images taken shortly after (see figure 20 below). He reported that, on entering the enclosed yard to the rear of the Mansion from a square archway off Hill's Lane, he was faced by 'a *long range of timber framed buildings surrounding the courtyard, part occupied by the New Ship Inn and part vacant - terribly dilapidated: almost ruinous'*. His account assumed that the timber framed building pre-dated William Rowley's ownership and – erroneously – assumed that it was originally a dwelling house, which is perhaps the main reason for it becoming known as Rowley's House in the 1920s/30s.

Forrest's record also indicates that he had access to at least part of the interior, as he noted a *spiral oak staircase in the right hand corner* [the stair tower]*, giving access to the various floors, each a long low room*

with windows on either side. The floors were subdivided into smaller rooms when the timber house was occupied as a residence and the vertical beams show where the partitions stood' (Forrest 1911, 51). In the Mansion he reported that, of the original interior *'scarcely anything remains except the huge oak beams which supported the floors and roof, the stairs and floors having been removed to make way for the building being used as a bark warehouse… all the ceilings have vanished except that of the room next [to] the street; this was adorned with beautiful designs in stucco by Italian workmen in the 19th century'* (Forrest 1911, 54). This latter assertion is unlikely to be correct, given that by 1808 the mansion was already in use as a wool store (see above).

The descendants of William Rowley, including Elizabeth Thomas and the Trustees of the Rowley estate, which included Charles Rowley Thomas of London, finally sold their interest in the property in 1919 folllowing a public sale of multiple lots of land and properties located on and between Barker Street and Hills Lane in October 1918 (figure 17). These included Rowley's Mansion, The New Ship Inn, The Green Dragon Inn and Cottage, and Warehouse Premises on 29 Barker Street (Shropshire Archives SC/1/30).

R A Downes, 'marine store dealer', purchased 'Rowley's Mansion' for £520, along with '*adjoining premises now used by the Purchaser* [Downes] *as Warehouses and Stores Together with such part of the cellar underneath the said premises as extends under the said properties'*. The auction particulars noted that Downes had been occupying the premises on a renewable 15-year lease from September 1813 and the sale included a part of Rowley's warehouse (which seems to correspond with an area to the north end which has had the ceiling joists removed) and additional buildings (since demolished) in Hill's Lane and Ship Yard, all shown in as Lot 3, in pink, on figure 17. The sale also made provision for access to the cellar below 25 Barker Street for three months so that a wall could be built between the two cellars (Shropshire Council, Conveyance dated January 15th 1919).

In the same sale, Lot 4, which included the New Ship Inn public house, the remaining part of Rowley's warehouse (which seems to have been described as being part of 'the Warehouses, stables and outbuildings yard lying between Hills Lane and Barker Street', and which belonged to the Ship Inn at this time), along with 5 Hills Lane (which abutted the north wing of Rowley's Mansion) and its passageway to the yard to the east of the Site (Lot 5), were sold to William Lewis (who had been a tenant of the New Ship Inn for some years) and James Price for £1,200 (SC Conveyance, 27th January 1919).

Figure 17: Plans of Lots 3, 4 and 5 which accompanied the conveyances of land sold between Barker Street and Hills Lane in 1919, with the modern extent of the Rowley's Warehouse and Mansion buildings marked in yellow (Shropshire Council). Right: Cover of auction particulars from the sale of October 1918 (SA: SC/1/30).)

Soon after, in 1922, 5 Hills Lane, along with a small yard to its rear (the site of which forms part of the modern extent of the Site), was sold again to Morris & Company Ltd. and it is likely that the sale included the remainder of Lot 4, including the New Ship Inn and part of Rowley's warehouse, which they certainly owned

and occupied soon after (although this sale is not mentioned in any surviving conveyances). Morris and Co was an important local business who had successfully begun blending and selling oil in the early part of the 20th century and had expanded significantly into this area following the end of the WWI after buying 1 million gallons of surplus oil from the Government. The growth in this part of their business led them to set up a separate oil works in these new premises and oil blending and storage tanks were installed in Rowley's Warehouse during their tenure. Ward reported that this resulted in oil stains on the timbers (Watson 1995; Ward 1938).

Radical Change

In 1929, an Inner Loop Road and central car park and bus station scheme was formally approved by the Corporation which resulted in massive and wide-reaching changes in the vicinity of Rowley's Warehouse and Mansion. It included improving access to Welsh Bridge by widening and straightening Barker Street as well as the creation of a central car park and bus station. The scheme involved the 'sacrifice' of numerous 'picturesque but insanitary' properties in the adjacent streets and alleyways, including the properties forming the east side of Barker Street, including the New Ship Inn, part of which is now fossilised in the end gable of Rowley's Warehouse (see above) (Champion & Thacker 2014; Ward 1938, 1) (figure 18).

Figure 18: Ordnance Survey maps showing the extent of change carried out by the Corporation to create the 'Inner Loop' road in the 1930s, showing Rowley's Warehouse and Mansion (in blue) and their environs in 1925 and 1963. Reproduced with permission of National Library for Scotland.

Presumably in an early response to the emerging scheme, Morris and Co sold 5 Hills Lane to R A Downes and Son Ltd in 1928, which enabled Downes to consolidate and expand the warehousing and stores they were already operating in the Mansion and the other properties they had purchased in 1919 (Shropshire Council, Conveyance dated 5th March 1928) (figure 19).

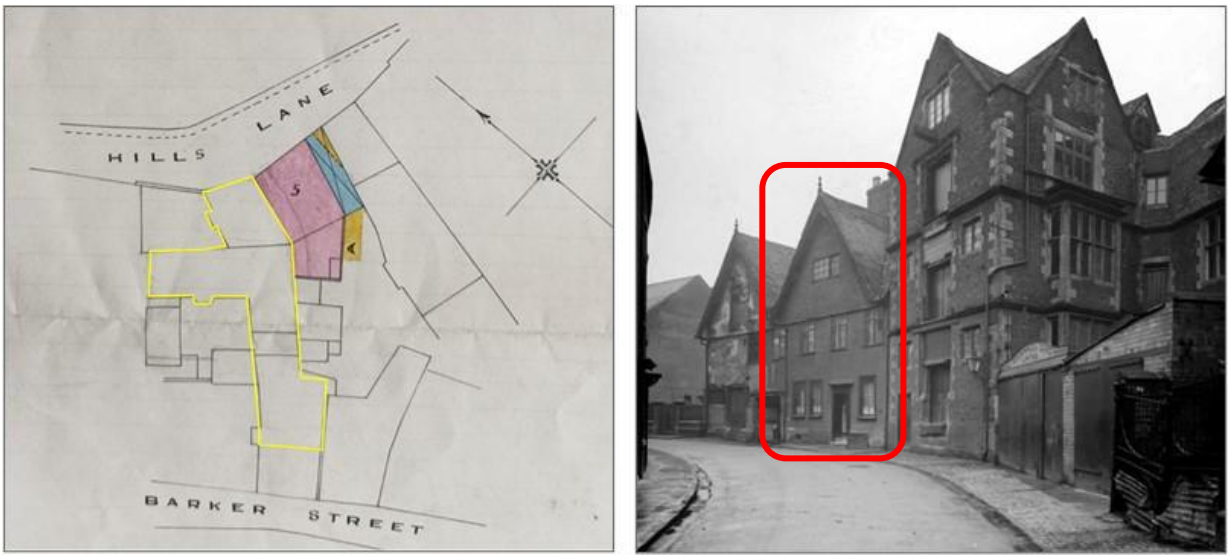

Figure 19: Lot 5 shown in a conveyance of 1928, the modern extent of Rowley's Warehouse and Mansion buildings is marked in yellow (Shropshire Council, Conveyance dated 5th March 1928). Right: Photograph of 5 Hills Lane probably c.1930, which was owned and occupied, along with the Mansion, by R A Downes (SA: PH/S/13/H/5/2.)

Once the Inner Loop development had been approved, in 1931 Morris and Co completed the sale of the land that included the former New Ship Inn, the warehouses [including Rowley's Warehouse], stables, outbuildings and yard between Hills Lane and Barker Street to the Corporation for £2,150 to enable their demolition. However, the conveyance included a covenant which required the Corporation to either restore the '*timber framed building (part of the property hereby conveyed) [situated on] the south side of 'Rowley's Mansion*' to *'good condition in its present situation or be removed to and be re erected on such site as they shall determine and be so restored by them'* (Shropshire Council, Conveyance dated 29th September 1931).

Writing in 1938, the Borough Surveyor/Architect, Arthur Ward, who was responsible for carrying out the subsequent extensive repair and restoration work to the timber framed warehouse, and who seems to have been the first to use the name 'Rowley's House' in print, reflected that, until the scheme was being drawn up for a central car park in 1930, other than by 'a few artists and antiquaries', the building had not been particularly recognised as being of interest, being known *'to the general public…only as a derelict old building with gables and offshoots… [as it was] hidden from view and lay between congested house property in Barker Street and Hill's Lane'.* Unlike the Mansion, Rowley's Warehouse had been initially earmarked for demolition, but this new interest in the site meant that the scheme was modified to preserve 'this unique example of Tudor architecture' (Ward 1938, 1), although it did require a passage to be cut through the building to provide access to the carparks to either side of it. Similarly, as the building would have projected about 7 feet (2.13 metres) over a new footpath along the adjoining widened road, the work also 'necessitated the setting back of the ground floor timbers of the gable next to Barker Street' (Ward 1938, 1; 4) which created an arcade effect at the south end of Rowley's Warehouse.

Under Ward's supervision, 'Rowley's House' was extensively restored before it was opened to the public as the Uriconium or Roman Museum, which housed archaeological material from the site of Uriconium, (also known as Viroconium Cornoviorum), Wroxeter Roman city. Although the original plans for the project were not saved, Ward documented his observations about the building and aspects of the restoration in a short pamphlet published in 1938. A number of before, during and after photographs were also taken, many by James Mallinson (1891-1959), a prolific commercial photographer in Shrewsbury who documented numerous major demolition and building projects carried out in the 1920s and 30s. Together, these provide a reasonable indication of the level of restoration work that was carried out in the early 1930s and are further bolstered by

the survey carried out in 2000 by Richard Morriss which included an assessment of the timbers that could be identified as having been renewed in the 1930s – and later – restorations (see Morriss and Stamper 1995).

At the time of the restoration, Ward recorded that there was still an open stone walled basement beneath the whole of Rowley's Warehouse, which was accessed from the stair tower (the historic photograph in figure 12 showing that the descent into the cellar having been lit by spindles in the lower steps of the original stair). Oak sill beams sat on the stone basement walls but, as a result of the ground level on the west side of the building (described by Ward as the 'north side…overlooking the river') having become much higher than the internal floor with earth covering the sill beam, there had been considerable decay which had also resulted in some of the bottoms of the posts sitting on the sill to fail. Brick and stone had been used to try and pack these areas up and the timbers in the ground floor wall frame had mostly decayed or had been removed and replaced with rough brickwork (figure 20). These interventions had not only given the ground floor frame irregular levels, particularly on the western side, but also seem to have caused additional damage to the ends of some of the first floor projecting floor beams. These were being supported by the inserted brick walling and were suffering from cracking and rot in the very deep mortices that had been '*cut into the ends of these beams (for internal brackets and external frame) [which] had weakened them considerably where they should have been strong enough to support the superstructure'.* As a result, the restoration included the replacement of the sill beams and all decayed timber on ground floor whilst the defective ends of the first floor projecting beams were spliced or otherwise repaired, and brackets were added to give extra support.

Figure 20: Left: Rowley's warehouse in the early C20th Left: West elevation in c. 1932 (SA: 6001/3191/20) and Right: East elevation in the early 1930s, following the start of demolition work in New Ship Inn Yard (SA: PH/S/13/B/1/23).

At roof level, the roof structure itself was considered to be 'fairly sound' but the absence of 'proper rainwater goods' had caused some deterioration. Apart from the projecting floor beams, Ward noted that the beams to the first, second and third floors were sound and very few floor joists needed renewal. However, throughout the building the floorboards were 'either worn out or decayed' and the second floor was covered with 'paving bricks'. Ward replaced all the oak flooring with salvaged boards from demolished buildings and placed asbestos fireboards over the joists to 'resist fire and reflect light' (Ward 1938, 7). The basement below Rowley's Warehouse was also filled with brick rubbish and the floor over it was '*paved with old stone flags in Dutch courtyard fashion after precautions had been taken to prevent damp risking form the walls into the timbers'* (Ward 1938, 6).

Throughout the building, the windows had *'little or no glass, and few frames in the window openings'* (figure 20) and it seems likely that they were all were replaced with new windows, glazed *'in all the leaded windows [with] old glass of good quality collected from other building or contributed by local residents. These include the bulls eyes. Sliding sashes on upper floors are glazed in the main with Georgian Crown glass'* (Ward 1938, 8).

Prior to the restoration, most of the timber frame's square panels had been filled with modern brickwork or covered with corrugated iron with only '*very few oak wattle panels having survived – most of those were loose and decayed*'. Ward saved 'a few' wattle panels on the first and second floor which were protected with glass, as was a '*typical panel of the original plaster on the first floor with wattles partially protruding*' (Ward 1938, 6). However, the restoration saw the removal of all of the 'modern' brick and a large quantity of 'Elizabethan bricks' were used in their place for the ground floor panels to help 'stiffen the fabric', with breeze blocks being used in the upper storeys as they were lighter than bricks (*Ward ibid, 6).*

Much of the repair work was carried out with reused, historic material from the surrounding area, and Ward observed that *'there was so much sound and suitable oak in the old houses* [which were removed in the process of clearing the site for the carpark] *that there was no lack of material with which to repair or renew the frame of Rowley's House – a considerable quantity was needed especially on the ground floor'*. Other reused material included the studded door that leads from the central passageway into the ground floor, which was removed from an old house in Hills Lane, whilst the other doors were made from oak floor boards. The recreated stair in the stair tower included a post that '*was finally sourced to reach the full depth of the stair but had to be raised on a stone base as it was 6" too short'* and its hand rails and balusters came out of cottages on Barker Street (Ward 1938, 6).

The sale of Rowley's warehouse to the Council saw the northern extent of the building remaining in the ownership and occupancy of R A Downes, as part of their store in the Mansion and associated buildings. At this time, Ward noted that Tudor and Jacobean panelling salvaged from other buildings were used to cover 'the modern brick wall at the end of the 1st and 2nd floor respectively' (ibid, 6).

Mid to late 20th century

The demolition and restoration work carried out in the Barker Street area was wide ranging but did not affect Rowley's Mansion which – along with the site of 5 Hills Lane and some land to its rear- remained in the occupation of R A Downes Ltd, as did the northern part of Rowley's warehouse. A photograph of the Site taken in 1935 shows that aspects of the restoration work were carried out in a relatively piecemeal fashion, starting with the Barker Street end and the (now foreshortened) east wing (figure 21).

Figure 21: Left: Rowley's warehouse, May 1935 (SA: 6601/3191/29) and Right: a similar view in c.1950 (SA: PH/S/13/B/1/18).

5 Hills Lane was demolished at some point between 1935 and 1950 and was replaced with a new flat-roofed brick building which, like its predecessor, abutted the east elevation of the north wing (figure 22). R A Downes Ltd continued to occupy these buildings as 'warehouses and stores' until 1972 when they sold the parcel of land at 5 Hills Lane along with '*the outbuildings, yard and apprutances belonging to it together with the cellar underneath the said premises (shown pink)'* to the Corporation for £6,000 and Walter Downes Esq sold the

'*land including all premises and buildings known as Rowley's Mansion and other adjoining premises at Hill's Lane and Ship Yard Shrewsbury'* for £20,000 (SC: Two conveyances dated 22/8/1972).

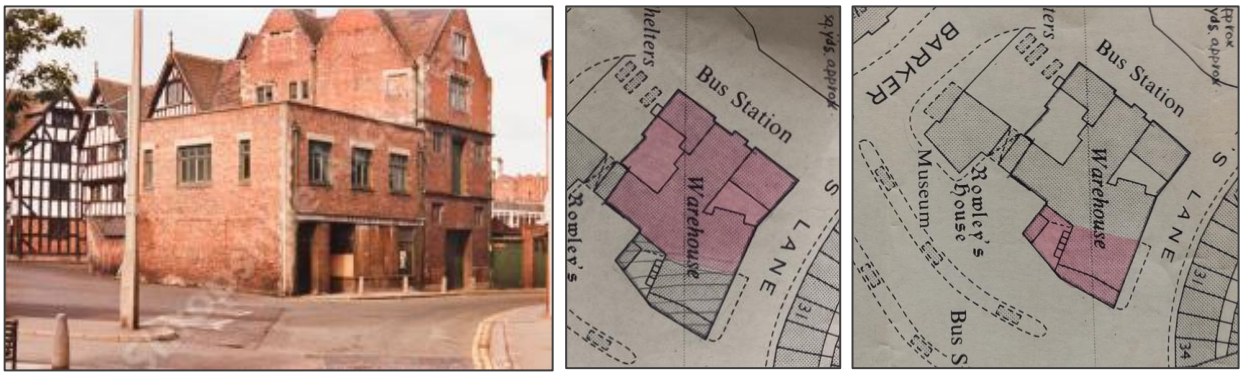

Figure 22: Left: Rowley's Mansion in the early 1980's showing the flat roofed extension (SA PH/S/13/H/5/62 Cross Survey 1980 (Courtesy of Madin) and the extent of the land sold by Downes to the Corporation in 1972 marked in pink (SC Conveyances, 1972).

The sale of the property followed shortly after a report carried out by Museum staff based at Rowley's Warehouse in 1971 which was quite explicit in its criticism of the building, despite 'it being of great interest and charm, and a major tourist attraction'. The report cited a number of significant issues affecting its use which included that of the building 'not lend[ing] itself readily to [use as an archaeological museum]' and that the structure was 'showing its age' – issues raised included water ingress from the roof, gaps in the panels between the timber frame and generally it being unable to maintain a controlled environment or cleanliness in the midst of a 'the bus station and a very busy street' (Stewart 1971).

Following the purchase of the Mansion, in the early 1980s the Corporation carried out an extensive refurbishment of the whole site, which included works to remove the later buildings (shown on figure 22) to the west and east, as well as reinstating lost features to the Mansion, such as the windows and projecting bay in the north wing and returning the stone porch to the site. This appears to have included the removal of the 'modern wall' at the first and second floor of Rowley's warehouse which had divided the two properties. Following this work, the Roman museum was extended into the Mansion, allowing it to house additional collections. A 'panelled room', apparently of late 16th/17th century panelling formed on the 1st floor of the warehouse, was created in 1982 to house the 'Corbett Bed' which was loaned from the V&A museum. Whilst this may incorporate some elements of the salvaged panelling introduced into the building by Ward in 1930, research carried out by Tim Jenkins indicates that much of this panelling is likely to have been purchased from an auction of fixtures and fittings from Morris's tearoom on Pride Hill by the Council in the late 1970s. This may in turn have originally come from the Smoking Room of the SS Britannic (the Titanic Sister Ship) when it was refitted following service as an ambulance during The First World War (Jenkins, pers. comm).

In 1997, the successors to the 'Corporation', Shrewsbury & Atcham Borough Council, gave serious consideration to the future of the Barker Street car park, proposing its closure and either a redevelopment or maintaining it as an amenity space for public use. The scheme proved controversial and was overturned, following concerns raised by the business community about the impact on the 'visibility and vitality of Barker Street area'. This resulted in a West End Regeneration Strategy in 2002, following underpinning work including the West End Urban Design and Transportation study (Atkins 2001), which covered several areas in the town centre including that of Rowley's Warehouse and Mansion. The strategy identified a number of actions for the Site which included its repair and refurbishment for continued use by the Museum service and potential extensions to the Mansion to incorporate a lift and café facilities (S&ABC 2002). These had been explored in a feasibility assessment that was carried out in 2000, although the outline proposals were not enacted (Niall Phillips 2000). Subsequently, after the creation of the new the Shrewsbury Museum and Art Gallery in the

Market Square in 2014, the Museum collections were transferred to the new site. The buildings were initially used by the University of Chester but since 2017 the buildings have been completely vacant.

A gazetteer of the elements which make up the Rowley's Warehouse and Mansion can be found in Appendix 1.

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1.2 The location and setting of the site and how it relates to its surrounding area and townscape

Rowley's Warehouse and Mansion is located on low lying ground, between Barker Street and Hills Lane. It lies in an area originally known as 'Romaldesham', within the extent of the medieval town wall and close to the Welsh Bridge which both now – and in an earlier form – has carried traffic over the River Severn on the western side of Shrewsbury for centuries.

The Site is situated in an area that was occupied by at least the 13th century, and the buildings' layout, original function and historical relationship with the surrounding streets was influenced by the development of the medieval and post-medieval town. In particular, an open watercourse, which historically took water from the Shoplatch and Mardol area, passed along Barker Street to the river, and was later culverted and remains below the modern street as a sewer. Its presence would have had an impact on the development of the area, attracting industrial occupations and trades needing a steady stream of water, such as tanning and brewing. However, by the late medieval period the area had a dense mix of buildings which ranged from timber framed public houses to industrial buildings and high-status stone buildings such as Cole Hall, all set within a late medieval street system with yards and passages that was 'fossilised' in the townscape until it was radically changed in the 1930s. In this context, when it was built, Rowley's brick Mansion was 'designed to impress' and its two angled principal elevations were very visible to those approaching from the river, along Hill's Lane. Conversely, the adjoining, massive wool warehouse had no street frontage and was largely concealed from view by the network of timber framed buildings along the roads and narrow lanes, as well as being physically sited behind properties on Barker Street and accessed from within Ship Inn Yard.

Following the mass demolition of buildings in the area and the widening of Barker Street in the 1930s, in the modern townscape the Site is relatively isolated in the streetscape, having lost much of its historic context and being surrounded to the west and east by carparks, with several vacant sites nearby, much of which is also used for carparking. As a result, the building is very visible structure, particularly on the approach from Welsh Bridge and the Market Hall area, where, in stark contrast to its earlier life, the timber framed warehouse, in particular, is a dominant feature in these largely empty surroundings.

Whilst the Site has some relationship with the surrounding and wider area in terms of its position on the (widened) Barker Street and Hills Lane, much of its historic 'setting', in the context of its associations with the layout of roads, streets, alleys, buildings and views, has been compromised by the removal of the earlier buildings and their replacement with street level car parks. How the Site is seen and experienced is therefore now very different to how it was originally conceived, albeit that aspects of its design- such as the principal elevation of the Mansion when approached and viewed from the west end of Hill's Lane- are relatively unchanged.

1.3: Wider Heritage Context of the Site

The constructional evidence strongly suggests that the earliest surviving building on the site, Rowley's warehouse, was built as a large well-ventilated store, probably for wool or cloth. It is likely to have replaced earlier structures on the site and ultimately formed part of a larger complex of buildings arranged around a courtyard. The wool trade was of fundamental importance to medieval and post-medieval Shrewsbury, with the town being ideally located to collect wool from monasteries and, later, from the farmer weavers in the Welsh Marches, as well as traders in Welsh woven clothes and textiles

from Oswestry, Welshpool and Newtown who emerged in the 15th and early 16th century. The 'Shrewsbury Drapers Company' was granted a charter to trade in wool by Edward IV in 1462, formalising a trade recorded in the town from at least 1209, but in 1566 – at around the time of the construction of Rowley's warehouse- the Shrewsbury Drapers secured a monopoly over the trade of Welsh cloth by an Act of Parliament (Hinton 2019). The power, status and wealth associated with the wool trade at this time seems to explain the reasons for the high-quality nature of Rowley's warehouse – built to last, with much use of large timbers, including heavy jetties and a structure designed to allow the internal floors to carry substantial loading, it would have been an expensive building of the period. The addition of dormer gables to the warehouse to improve light and space in the attics, and create an additional wing to the east, both carried out within a relatively short time frame after its construction reinforce the absolute need to maximise space and capitalise on the ability to store assets in support of the burgeoning wool trade in Shrewsbury in the late 16th and early 17th century.

Perhaps surprisingly, given the prevalence of the wool trade in the town, there are almost no examples of other purpose-built warehouses or woolstores of the late 16th century in Shrewsbury. The nearest local example may be the early 16th century grade II listed Fellmongers Hall, a fellmonger being a dealer or processor of hides or skins, especially sheepskins. The rear part of the Fellmongers complex has an early 16th century 'woolstore' (NHLE List entry 1270779), but on a substantially lesser scale than that of Rowley's warehouse, albeit with a high status close studded range of the late 16th century on the street frontage. Outside the town, without extensive additional research, it is unclear how many examples of wool stores or cloth warehouses of this period and this scale survive, particularly in an urban context, but they are relatively rare. However those that are identified as wool stores on the National Heritage List for England which do survive are clearly on important wool routes and generally are substantial, high quality buildings, some of stone or timber, and a number – in rural or small settlements – are associated with high status sites such as manor houses, or former monastic sites, which presumably relates to the parties who had control of the local trade in the area at the time.

William Rowley – member of the Shrewsbury Draper's Company, largest common brewer and burgess of the town- was clearly a man of status in the late 16th and early 17th century and, despite his puritan views, made a very visible show of his wealth and standing in the design and materials used for his new Mansion. Built in 1616, it was very much in the 'Jacobean' style that was at the height of fashion in the early 17th century, characterised by gabled brick elevations with diaper work and stone dressings. Similar examples of the period can be found in the new, large polite houses at Sudbury Hall, Derbyshire (1613) and Bramshill House, Hampshire (1605-12). Not only is the Mansion very likely to have been the earliest use of brick in a town that was dominated by timber frame buildings, where stone was still being used for buildings of status, it is also probably one of the earliest brick buildings, certainly on a more domestic scale, to have been built in an urban environment in the Midlands and North. The earlier decorative finishes to the interior are largely missing, but aspects of the surviving ceiling to the ground floor of the north wing, in terms of the division of the ceiling by heavy plastered beams into large panels or a grid, imposing a centralised and hierarchical system on the decoration, with Classical design elements in the style popularised by Inigo Jones, are similar to examples from the mid-17th century and highlights the family's ongoing desire to keep up with fashion in other buildings of status of the time.

1.4: Ownership and Management of the Site

Ownership

Rowley's Warehouse and Mansion are owned by Shropshire Council. They are part of a wider portfolio of Council-owned property in this part of Shrewsbury which includes the neighbouring car park to the west. The adjacent (eastern) car park is in private ownership (figure 23).

Figure 23: Rowley's Warehouse and Mansion and land in the vicinity owned and managed by Shropshire Council (2024).

The Site is bounded by a flagged pavement around its perimeter. The boundary between the Site and the eastern carpark is the outer kerb edge of the pavement which runs around the eastern perimeter of Rowley's Warehouse and Mansion. This joins the main footpath along Barker Street, where it includes a flagged passageway formed by the opened out southern-most bay of the ground floor of Rowley's Warehouse.

Management of the Site

The buildings are managed by the Estates Team in Shropshire Council. There is currently (2024) no public access to the interiors and the corner between the southern-most bay of Rowley's Warehouse and the eastern wing are scaffolded and incorporate internal structural supports. These pose additional restrictions to access and use.

A paved area runs around the perimeter of 'the Site' of Rowley's Warehouse and Mansion. It joins the main footpath along Barker Street, where it includes a flagged passageway formed through the opened out southern-most bay of the ground floor of Rowley's Warehouse. There is also a paved passageway through the middle of Rowley's Warehouse.

The external space formed around the Site is defined by paving delimited by a small band of stone setts. Within its extent, it incorporates three small open paved areas, which include a series of dwarf stone walls. The paved areas are located within the 'L' shape formed by Rowley's Warehouse and the west wing of the Mansion building on the western side of the site; between the north and west wing of Rowley's Mansion, and in a small area formed on the north eastern side of the Mansion, which also includes a line of five Whitebeam trees (*Sorbus Aria*) planted in close proximity to the building. All the land around the Site in Council ownership, including the paved areas, trees, plus the Western side car park, is managed by Shropshire Council Estates. The streetside pavements are managed by Shropshire Highways.

There are no management agreements in place with any other owners or restrictive covenants affecting the future use of the buildings, or rights of access relating to the management of the Site in the title deeds. A covenant in the 1931 conveyance for Rowley's Warehouse required that '*it shall not be demolished by the Council, but shall be either restored to a good condition in its present situation or be removed to and be re-erected on such site as the Council shall determine and be so restored by the Council*'.

Planning constraints

Rowley's Warehouse and Mansion is a grade II* listed building and requires Listed Building Consent for any works which may affect its character or appearance as a building of special architectural or historic interest. This is in addition to any planning permission that may be required for alterations that constitute 'development' or involve a change of use.

As the Site is within a conservation area, a Section 211 notice for works to trees that have a trunk diameter of more than 75mm when measured at 1.5m from ground level would be required.

There is a proposal to adopt the emerging Shrewsbury Design Code as a Supplementary Planning Document, which covers the whole town centre.

Section 2 - Statement of Significance

This section sets out a summary of the national, regional and local designations on the site and considers the historic, cultural and natural significance of the site and its setting. It should be read in conjunction with the Gazetteer (Appendix 1), which provides further detail about the elements which make up the site and their relative significance.

The assessment of 'significance' is based on the principles set out in 'Conservation Principles' (English Heritage 2008) which states that the significance of heritage assets derive from the 'heritage values' that they possess, which may be **evidential, historical** (either illustrative or associative), **aesthetic** or **communal**. However, it has also taken account of the definitions used in the current National Planning Policy Framework and relevant planning practice guidance which describes 'heritage significance' as the 'value of a heritage asset to this and future generations because of its heritage interest. That interest may be **archaeological, architectural and artistic, or historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting'[1].

2.1: Designations on the Site

National Designations

The importance of Rowley's Warehouse and Mansion is recognised in its designation as a Grade II* Listed Building (NHLE ref. 1254524). This means that it is nationally significant for its architectural and historic interest and is a '*particularly important building of more than special interest'*.

Local Designations

The site is also located in the Shrewsbury Town Centre Conservation area, which was designated in 1970 for its special architectural or historic interest. Conservation Areas are locally designated *'areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance.'*[2]

Other Designations

There are no national, regional or local heritage, landscape or historic parkland designations associated with the Site.

There are no national, regional or local nature conservation or natural environment designations on the site, and no priority habitats or known protected species have been identified[3].

[1] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#decision-making-historic-environment

[2] Defined by section 69 of the Planning (Listed Buildings and Conservation Areas Act) 1990

[3] https://magic.defra.gov.uk/

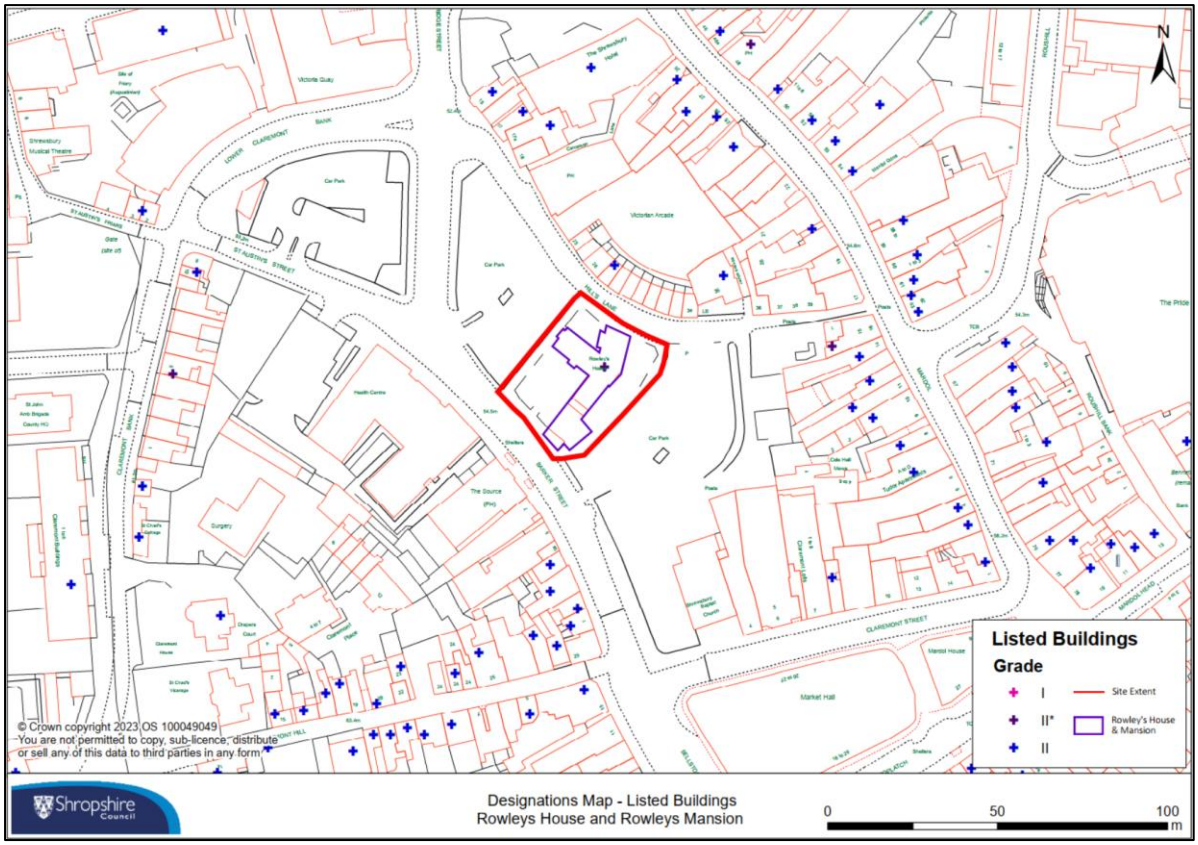

*Figure 6: Map showing National designations for Rowley's Warehouse and Mansion and its immediate environs (Shropshire Council, 2023). The full extent of the Site **is** within the Shrewsbury Town Centre Conservation Area.*

2.2: Assessment of the Significance of the Site and its Setting

Historical value

The principal historical significance of Rowley's Warehouse and Mansion relates to the construction and adaptation of the two adjoining, very different, buildings in terms of their individual character, their relationship with each other, and the way in which they represent aspects of the development of Shrewsbury.

Although considerably restored in the 1930s, the timber-framed building now known as 'Rowley's House' is of 'more than special' historic interest for its earliest phase of development as a large-scale late-16th century warehouse, probably originally intended for wool or cloth. The quality and expensive nature of the building indicates it would have been an important asset for the dominant and wealthy wool trade in the post-medieval town, run by the Shrewsbury Drapers Company, of which William Rowley was a member. Its adaptation to provide additional well-lit floorspace soon after it was constructed reinforces the importance of the building and the contribution it made to the wool trade in the town at this time.

The adjacent brick mansion house, probably built in 1616, is also of 'more than special' historic interest as a building constructed as a high-status domestic residence and as the earliest surviving brick building in Shrewsbury. This is recognised in both its architectural style, its size and the use of brick as a new and overtly high-status construction material in a town that was still predominantly characterised by timber-framed buildings in the 17th century, and where its more notable buildings

had previously been of stone. Whilst the building suffered gradual decline from the late 18th century, which resulted in it becoming used as a wool manufactory and later, with substantial alterations that saw many of its earlier decorative finishes and fittings removed, a bark warehouse, these alterations also have historic value as a reflection of demographic change in Shrewsbury as its wealthier residents moved out of town to the more fashionable suburbs.

The two buildings also have historic value for their location in an area of Shrewsbury that was occupied by at least the medieval period and their layout, function and relationship with the earlier surrounding streets was influenced by them being sited in a relatively densely developed area which retained a late medieval street system, 'fossilised' within new development and building work. However, the extensive slum clearances and road widening that was carried out in the area in the 1930s have largely removed its visible historic context which is now more associative, although may still be evident in below-ground remains.

The Site's associations with the Rowley family, an important family in early 17th century Shrewsbury, is also of historic interest. Successive generations of the family had a key role in brewing and the cloth trade and were a part of the political fabric of the town until the late 18th century. These associations are further enhanced by the renaming of Knockin Street to Hills Lane, to reflect the regard in which John Hill, who later married into the family, was held.

Architectural value

The site has very high architectural significance for the earliest phase of construction of Rowley's Warehouse as a rare example of a purpose-built warehouse of the late 16th century with constructional details of a distinctly non-domestic character, with no original heating or stairs, and unusually heavy-duty beams and jetties indicating that it was designed to maximise available floorspace and carry weight. Although altered and repaired, particularly in the 1930s restoration (which has had some impact on its authenticity and significance), the form of the early building is still legible in the overall plan form and timber construction details.

The site also has high architectural interest for its ongoing development and adaptation which are identifiable through dateable stylistic features. In particular, this relates to the relatively quick adaptation of the roof of the original warehouse building to incorporate dormer windows to light the attic space and the addition of a jettied wing to the east, which also formed part of a longer two storey range. The roof structure of the timber framed stair tower is however of particular architectural interest for its rarity, with there being no known comparable examples to explain this unusual structure, as well as it relative intactness. The juxtaposition of the brick wings with the earlier timber framed warehouse also has architectural interest for the way in which the new building encompassed and incorporated the end frame to include a double-sided chimney which is likely to reflect the need to create some additional domestic space in the warehouse.

Separately, the brick mansion is of very high architectural significance for being a very early example of the use of brick on a more domestic scale and is probably one of the earliest to be found in a North or Midland town setting (if not nationally), as the use of this high status material gradually radiated northward and down the social scale. The gabled elevations, which incorporate stone dressings and architectural details, have a strong stylistic similarity with contemporary examples of the 'polite'

buildings of Sudbury Hall, Derbyshire (1613) and Bramshill House, Hampshire (1605-12) (see Brunskill 1997, 142-3).

Despite being quite damaging in terms of the renewal of original historic fabric, the work carried out in the early 20th century to 'save' Rowley's warehouse also has some, albeit limited, architectural value. This principally is in terms of how it reflects the conservation ethics of the period, specifically in the work carried out to rebuild elements of the frame, reusing bricks and timbers from the 'slum clearance' of historic buildings in the vicinity, the removal of 'old' (non-original) internal partitions in Rowley's Warehouse, and an underlying desire to (with some modifications to allow access through the end and central bays of the ground floor) return the building to how it was envisaged to have been constructed. The physical alterations carried out at this time, such as the passageway cut through the building between the west and east carparks and the arcade which forms the southern end bay, have limited to no architectural value, and currently have a negative impact on the overall flow and design intent of the original building..

Whilst the Site has some relationship with the surrounding and wider streetscape in terms of its position on the (widened) Barker Street and Hills Lane, and it is a very visible and dominant building in a largely empty townscape, much of its 'setting' in the context of its associations with the layout of roads, streets, alleys, buildings and views, has been compromised by the removal of the earlier buildings. In its modern context, therefore, how the Site is seen and experienced is very different to how it was originally conceived, albeit that aspects of its design, such as the principal elevation viewed from Hill's Lane is relatively unchanged, but have been impacted by development in its vicinity.

Evidential (Archaeological) value

The site's special evidential value primarily lies in it representing the physical remains of two important aspects of Shrewsbury's post-medieval urban development. Firstly, although heavily restored (in part) in the 1930s, the timber framed buildings known collectively as Rowley's Warehouse provide a significant amount of information about the construction and development of the building from the late 16th to the mid-17th century from the evidence contained in the layout and physical fabric of the warehouse, East Wing and Stair Tower. Changes in the fabric and in the construction of the frame are of particular value in terms of providing evidence for the adaptation and renewal of elements of the building over time, including being able to identify the work carried out in the 1930s, especially when taken with the record made by the Borough Surveyor of the interventions and later work by Richard Morriss. However, on a more basic level, the timber frame provides elements which are stylistically datable to specific periods and evidence for technological changes and development, particularly in relation to a non-domestic use, which are reflected in their a-typical building construction techniques (such as the heavy jetties and measures to enable it to have open internal spaces) and form. Together these elements represent a rare example of what would have been a significant building in post-medieval urban Shrewsbury, the size, scale and appearance of which reflects the importance of the wool trade within the town.

Secondly, alongside the documentary evidence about the Rowley family, the Mansion in particular allows a greater understanding of Shrewsbury polite society in the 17th and 18th century and provides some insight into the emergence of wealthy traders in the upper middle classes in this period.

Whilst below-ground archaeological evidence in the immediate vicinity of Rowley's Warehouse and Mansion is currently lacking, the Site is significant for its location in a low-lying part of the town known to have been developed by at least the 13th century with strong associations with culverts and drains, giving it high potential for waterlogging over long periods. In particular, Baker has highlighted that the area may preserve a sequence of archaeological evidence, likening it to other areas of urban development such as Fleet Street in London, which has provided exceptionally high deeply stratified deposits including organic remains (Baker 2002, 3), the results of which would significantly enhance our understanding of the development of Shrewsbury in the medieval and post medieval periods.

Aesthetic (artistic) value

Rowley's Warehouse has a high aesthetic (artistic) value in terms of its overall appearance in the streetscape, in particular in its visual presence which is emphasised by it currently being located in isolation between two carparks. Both the timber-framed 'house' and brick mansion wings have been the subject of artworks and illustrations however the early focus was on the appearance and high status character of the Mansion, with it being depicted in street scenes of Shrewsbury from 1813 and described in some detail and published as illustrations in local 'tours' and perambulations from the early 19th century. These historic books and illustrations show how the Mansion in particular was valued as a key asset in the town, despite its change of use, and as a place of artistic interest in its own right and as part of its wider townscape setting. The Mansion's artistic interest also extends to the few elements of earlier fixtures and fittings which have survived, despite its use as a warehouse in the 19th and 20th centuries- in particular, the plasterwork ceiling in the North wing of the mansion and the dated shared fireplace in the end wall of the timber framed building and north wing.

In contrast, the modern emphasis seems to be on the aesthetic value of the timber framed warehouse, which has become widely known and appreciated as a feature of the town since it was exposed in the mass 'Inner Loop Road' demolitions of the 1930s, having historically been hidden from view and only known by antiquarians and artists. This part of the Site has a particularly dominant impact on some views into the town, most notably from the west, where it is visible when crossing the Welsh Bridge, and it acts as a landmark building when passing east through the town along Bellstone and Barker Street at the rear of the Market Hall.

Communal / Cultural value

Rowley's Warehouse and Mansion collectively have a very high communal value to the people of Shrewsbury, although in the early 21st century this value now appears to be more associated with the timber framed warehouse than the brick mansion. Operating as a museum from the 1930s until the late 20th century, the Site also has a collective valued memory for many Salopians as a place of discovery and learning associated with the town's history.

In its modern setting, the Site has a strong meaning to local people who see it as an iconic building in the heart of Shrewsbury and consider it to be an important historic asset for the town. This value is reflected by the use of the image of Rowley's Warehouse on literature and promotional tourism for Shrewsbury and, despite currently being closed to the public, it remains closely identified with the cultural offer to visitors to the County and town.

Section 3 – Issues (Risks, vulnerabilities and opportunities)

This section sets out the 'issues' that could affect the future management of Rowley's Warehouse and Mansion and impact on its significance. In each case it aims to determine the scale and nature of the issue and any risks associated with it and consider where it may provide future opportunities for preserving or improving the significance of the site. It includes a consideration of competing priorities, where these exist.

The issues were identified through desk-based research and specialist assessment, including from the surveys carried out to inform this plan. It was supplemented by a workshop which was held with a group of key stakeholders- people likely to be directly involved in the future of the Site such as Ward members and Councillors, Council Officers, representatives of particular groups such as the Friends of Rowley's Warehouse and Shrewsbury Civic Society, Historic England and local businesses (see Appendix 5). The workshop aimed to gauge stakeholder views on Rowley's Warehouse and Mansion in 2024 and explore the emerging issues, identify any additional pressures on the site that needed to be included, and consider how its future management of the site could be more effective in protecting the cultural and historic interest of the site.

3.1: Maintenance, Conservation and Repair of the Fabric

Structural Condition

Structural surveys and a condition survey were undertaken as part of the development of this CMP (see Gazetteer and Associated Reports).

Overall these found that much of the fabric associated with the brick Mansion is in 'fair' or reasonable condition, with the exception of localised structural issues in the West wing, probably resulting from the removal of the floors in the 19th century to create the bark warehouse, and more widespread repairs needed to the complex roof structure arising from poor previous repairs and failing leadwork, the resolution of which will require the complete stripping of the roof. Internally the building is in reasonable repair, but there are some areas of reinstatement needed where opening up has been carried out to repair beams, particularly to the ground floor ceiling of the North wing, and there are some related minor structural repairs resulting from previous work to beams that need rectifying.

However, there are numerous and urgent structural issues with the timber framed buildings which form Rowley's Warehouse. These structurally operate semi-independently from the Mansion, and are in a 'very dilapidated state', mainly due to timber decay resulting from issues with water management (including rainwater goods and external ground levels), poor previous repairs, missing structural elements (such as wind bracing) and dislocated and failing joints which are affecting the stability of the frame,.

An outline repairs schedule (which accompanies the 2024 condition survey) has identified considerable work to timbers across the building, including new joints and replacement members, the whole of the sole plate, and the replacement of infill panels. This work can be carried out *in situ* as localised repairs, but will require major temporary works, including the removal of the tile roof covering to lighten the load on the building, scaffolding to prevent collapse, and a temporary roof to keep the building watertight while work Is carried out. This means that there is no opportunity to do 'part' or phased works to the warehouse, and the whole of the building will need to be repaired in one major operation.

The structural report also highlighted particular issues with the East wing and stair tower – both of which were separately built up against the original warehouse building (with the later stair tower only having two frames of its own). These are suffering from rotational settlement of the foundations and differential crushing of the timber frame down into rotten post ends and soleplates which have decayed due to water ingress and the high external ground levels. Whilst the frame has been stabilised by temporary shoring and strapping, the structural engineer has recommended that the two elements are taken down and rebuilt as a permanent repair. However, despite much alteration to the ground floor in the 1930s, these two extensions are of historic interest and significance- the stair tower in particular has a very unusual construction – aspects of which are likely to be lost with such wholesale repair and, as such, there is a need to develop alternative methods of repair *in situ* to this area of the structure.

Overall, the extent of the repairs needed is likely to cause the loss of some historic fabric, although the extent of alteration in the 1930s (and through subsequent ad hoc) restoration means that there will be a lower potential impact on the building's primary timbers. Nevertheless, both in terms of the interface and relationship with earlier historic fabric and the visual impact of the repairs, the work will need to be sensitively designed and managed to minimise the impact of the work on the asset in terms of extent, choice of materials and approach. Such widescale work, which will effectively be 'opening up' the frame in its entirety does, however, provide an opportunity to understand more about how the various elements were constructed and how the building was adapted over time.

Water ingress and timber decay

One of the primary causes of deterioration of both Rowley's warehouse and Mansion is water ingress which has caused the rot and decay of timber members and joints across both buildings. This has been exacerbated by water being trapped within the structure because of the use of impervious and non-breathable modern materials, such as cementitious renders and mortars, and inflexible or loose infill panels. In addition to the structural problems noted above, the high relative humidity caused by unchecked water penetration has also caused extensive beetle and rot damage to other aspects of the buildings. This includes the floorboards to the Mansion's attic, which require full reboarding and the inspection and probable repair of the joists below that has resulted from water leaking through the roof.

The wholesale repair of both buildings needs to focus on resolving the issues with direct water ingress and it is acknowledged that the roof structures are complex. The need to remove the roof coverings from each building to enable repair does however provides an opportunity to reinstate some weathering details where these have been lost – such as the stone coping of the Mansion which was replaced in the 1980s with blue brick that is not effectively shedding water from the parapet. It also presents opportunities to consider additional or different detailing to leadwork and valley gutters to ensure good run off and enable water to be carried effectively from the building as part of an improved disposal system. The investigations should also consider if there are ways of incorporating access to the roof so that regular inspection and maintenance can be carried out in the future.

Ground levels and penetrating damp

In the 1930s Ward, the Borough Surveyor in charge of the restoration of Rowley's Warehouse, noted that the poor condition of timbers was the result of water penetration, particularly arising from higher ground levels, which had caused the failure of sections of the frame. This resulted in the wholesale renewal of the soleplate and extensive timber replacement, particularly to the ground floor, and the

considerable loss of historic fabric both in terms of the timber frame but also of internal fixtures such as the floorboards. The extent of decay in 2024 echoes both the level of work needed- and the causes of it- a century earlier.

The ground level immediately around Rowley's Warehouse seems to have been raised, probably as part the 1980s public realm work, to provide level access into the building. This is causing an inherent issue with penetrating damp resulting from the external ground levels being higher than those internally, and in some cases, bridging the sole plate. The resulting conditions have been causing the decay of timber through rot and beetle attack, with a knock-on effect on the structure above.

Internally, there is evidence of salt activity in the stone-lined cellar below the West Wing of the Mansion, resulting from extensive penetrating damp.

There is some scope to improve this situation, including by ensuring that there is no vegetation or a build up of topsoil adjacent to the building and reworking the paving scheme to provide a drying zone adjacent to the building, potentially with the insertion of a French drain (which may require archaeological supervision), and repointing with lime mortar to prevent trapping water in the substrate. Given the low-lying nature of the surrounding area, and the basement being below ground, even with improvements to drainage and ventilation of the space, it is unlikely that the inherent issues with damp will be resolvable. Additional measures could be used to control the relative humidity in these areas, including through improving ventilation, increasing heating levels and dehumidification however, overall, the high relative humidity and moisture levels will always present a particular challenge for the use of this space, including passive options such as the storage of materials.

Extent of new work in Rowley's Warehouse

The special interest of Rowley's warehouse not only relates to its original form but also to how it was altered and adapted in the late 16th and 17th century, with the surviving timber fabric providing the physical evidence of these changes through datable carpentry techniques and stylistic details. However, the extensive restoration work carried out in the 1930s and (in some areas, again in the 1980s) involved large areas of timber replacement, particularly to the ground floor, with some areas being completely rebuilt. Whilst there is some level of historical interest in the way in which the timber frame repairs were carried out, the scale of replacement has impacted on the elevations visually and on the building's historic authenticity. As a result, areas of the frame which escaped earlier restorations relatively unscathed, including the upper parts of the east wing, stair tower and probably the roof structure, have a higher level of significance due to their survival. Looking forward, any repair of the timber frame should be preceded by an update of the survey carried out by Morriss in 1995 which identified (where possible) the timber renewed/replaced in the 1930s and 1980s. This should be used to inform a repair strategy which identifies all individual timbers requiring attention; considers the repair options on a piece-by-piece basis; and minimises disruption or rebuilding to any *in situ* historic elements or areas of primary framing.

Ward's account of the restoration also clearly identifies the widespread renewal of fixtures and fittings, including all the doors and floorboards, the stair tower staircase and the stone paving to the ground floor using reclaimed materials from historic buildings being demolished nearby. With only one or two exceptions, the work also replaced almost all the woven lath or brick infill panels with

reclaimed brick and breezeblocks to the upper floors. Overall, these renewed elements are, again, of some, but relatively limited, historic interest as a part of the approach taken in the 1930s restoration.

It is less clear whether any of the window frames and glass were retained in the 1930s restoration – although in all cases they would have been later insertions within earlier window openings. and an additional review of each window frame is needed to clarify which- if any- are of 18th or 19th century date, in which case they should be retained. Ward's account indicates that at least some of the surviving bullseye glass is historic, but reused from other sources and, again, a survey would clarify which glazing is historic and inform its conservation and/or reuse in any repairs strategy.

The physical alterations to the ground floor of the warehouse, such as the introduction of a central passageway and arcade to the southern bay, were carried out for practical reasons in the 1930s to link pedestrians with the bus station and car parks to the east and west. These currently interrupt the flow of the building and impact on it being understood and appreciated as an historic, open warehouse space. The need for wholesale repair of the building may provide opportunities to reinstate the original layout and should be considered as part of any repair or reuse strategy.

Extent of new work in the Mansion

The Mansion has similarly undergone considerable repair, predominantly carried out when it became part of the Museum in the 1980s. This work reinstated lost decorative elements that were a fundamental part of its original design, such as the window openings on the north elevation of the north wing with the projecting bay window and cartouche to its west elevation, and the reintroduction of the original porch. However, while the brickwork has remained relatively untouched, almost all of the stone window surrounds appear to have been renewed at this time, and it seems likely that the floors were reintroduced into the west wing at the same time. At roof level, the chimneys have been rebuilt, and the roof is likely to have been relaid. Prior to this, historic photographs indicate that must have been some reworking of the roof structure prior to the 1930s, which included the loss of a gablet on the north wing (east elevation), and the extent of replacement members in the roof is currently unclear.

As the condition survey has identified that complex structural repairs to the Mansion roof will require it to be stripped, any repair work will need to be preceded by a drawn record identifying (where possible) the timber renewed/replaced over time and which elements are part of the primary frame and interpreting its historic development and association with the Warehouse. This survey should then be used to log all individual timbers requiring attention and the repair options on a piece-by-piece basis, as well as enabling further interpretation of the development of the two buildings. The repairs will need to minimise disruption or rebuilding to any *in situ* historic elements or areas of primary framing.

Previous use of inappropriate, modern materials

The condition survey found that there are significant issues resulting from the use of modern, inappropriate materials in previous repair and restoration work to the Warehouse in particular. This include the use of brick and concrete breezeblocks to infill the timber panels, which were originally woven lath and daub, and the extensive use of hard cementitious mortars and renders. The panels now form very static units that are not able to move with the building and, as well as them having increased the load on the frame, are causing timber joints to open and water traps to form in gaps,

allowing water ingress and timber decay. They also are less secure in their frame and present potential safety issues.

Overall, there is a need to remove and replace all the renewed panel infill with a more suitable material which will allow the building to breathe and move in the way it needs to, alongside the replacement of all renders and pointing with traditional, breathable lime mixes. Acknowledging that there are few original panels in the elevations *in situ* and the need to try and improve the internal environment for building users, there is likely to be pressure to replace the infill with a modern alterative to the original woven lath and daub, which will need careful consideration in this historic context.

Interventions with inappropriate or modern materials in the Mansion largely relate to the work carried out in the 1980s, and specifically include the use of blue brick copings to the eaves which are not shedding water very effectively and should be replaced with stone copings, to the original design. As with the Warehouse, there are areas of repointing in cementitious products which should be carefully raked out and replaced with lime where this can be done without damage, or where it is clearly causing issues with the condition of the masonry.

Otherwise, above the porch there are poor modern windows within an area rebuilt with new brick, and resin repairs to main and bridging beams within the North wing which, while they are not failing or causing significant damage, affect the character and appearance of the building and should ideally be revisited in any comprehensive repair scheme, repairing or reinstating these elements with traditional techniques and materials.

Knowledge Gaps

The compilation of this CMP, and the associated surveys, have raised some issues with a general lack of technical knowledge about aspects of the building's construction and alteration which will have had implications for the maintenance and management of the building or its immediate environs and its repair and alteration in the future. These knowledge gaps included, for example, the drone survey 'discovering' a valley roof to the Mansion and the research revealing that cellars exist below the warehouse and north wing of the Mansion, the former being blocked in the 1930s. Overall, this highlights the need to ensure that any future property managers and site maintenance teams have a full understanding of the building and its constructional nuances to make sure it is looked after correctly, and that the features of its construction should be a key consideration when discussing any repair strategy or new uses.

Although much work was done as part of Morriss and Stamper's survey in 1995, there remain some areas where there is an incomplete understanding of aspects of the building and its development which potentially have an impact on the way in which future repairs are considered or carried out. In particular, this includes the northern section of the Warehouse's east elevation which is markedly different to the south section. Morriss previously ascribed this to an historic rebuilding of part of the structure, post-subsidence, but this would benefit from further investigation, ideally as part of a comprehensive Level 3 historic building record and interpretation which adds to, and updates, the work done previously, and includes, potentially, some dendrochronology to more firmly date some elements of the frame.

Any repair campaigns or alterations must also take into account that there will be a need to record and interpret the historic buildings (and their associated development) either before, or during, any

works proposed, to ensure that original material is identified and retained wherever possible, and to record and enrich our understanding of the buildings and they have changed over time for the benefit of future generations. This is likely to extend to below ground remains in the vicinity of the Mansion and warehouse which have not previously been the subject of any archaeological record and could shed significant light on the development of the area from the 13th century onward.

3.2: Implications of Designations

Rowley's Warehouse and Mansion is designated as a Grade II* Statutorily Listed Building, which means that any interventions- internal or external- that affect 'its character as a building of special architectural and historic interest' require Listed Building Consent (LBC), as well as potentially requiring Planning Permission for any material alterations or Change of Use. Depending on their nature and scale, LBC may also be required for repairs.

Discussions with stakeholders indicated that the listed status of the building is currently perceived by some as a barrier to the future use of the building and highlighted some wider issues in understanding 'what is being preserved and why'. In practice the Site's designation does not preclude some level of alteration, provided that it is sensitively designed and well-justified in terms of impact on the significance of the asset and potential public benefit. The creation of this CMP should assist in 'understanding' the asset and what is important and be used to guide future work.

As the local authority is the owner of the site, there are additional requirements in terms of Planning Permission: Historic England need to be notified of any proposals if these would apply to any other developer; and applications for LBC (alteration, demolition or extension) must be made to the Secretary of State though the call-in procedure and, additionally, as a matter of 'good practice', Historic England should be notified at the earliest stage. Generally any work should be discussed at the earliest opportunity with Shropshire Council's Conservation Officer and Historic England to identify whether LBC would be required and get their guidance and views on the proposals at the outset.

Looking ahead, developing a comprehensive programme of work for the Site could also provide the opportunity to agree a defined and robust approach to future routine repairs under a Heritage Partnership Agreement, or similar arrangement. This would improve clarity and streamline future discussions by defining a range of necessary works that could be carried out routinely and regularly without affecting its special interest.

3.3: Potential ecological interest

An assessment of the Site for bat roosts and nesting birds was carried out in July 2024 (see Appendix 2). This flagged a number of potential bat roost features which indicate that the Site has moderate potential for roosting bats, but nocturnal emergence surveys concluded that, at that time, there were no nesting birds or bats roosting in the building: bat activity was very low in the area, with extensive artificial lighting throughout the survey area.

The current situation means that restoration work could commence without limitation for bats, however in the unlikely event that bats are encountered, all works would have to cease and the advice of a Suitably Qualified Ecologist (SQE) sought immediately. As these findings of the report are only

valid until June 2025, an updated assessment of potential impacts would be required for work carried out after this date and this needs to be factored in to future projects.

Whilst the level of artificial light in the area is unlikely to diminish, and overall the location of the Site, with relatively little tree or vegetation cover, is unlikely to actively encourage wildlife, this should be a consideration in any future discussions over alterations to the public realm, and the creation of green space in particular.

3.4: Ownership and site management

Opportunities to develop and deliver change

The Council own and manage the entirety of Rowley's Warehouse and Mansion, along with the land previously occupied by 5 Hills Lane, and the adjacent public 'Bridge Street' car park to the west of the Site. This creates a reasonable-sized, contiguous area under Council control and presents it with considerable opportunities for future use and development, including for short term activities, such as the ad-hoc use of external space around the Site for pop up events. In the long term, it provides a stronger ability to create and deliver a clear and defined direction for the development of the Site itself and fit this firmly within the town's development strategy. Additionally, if taken as part of a Masterplan approach, the extent of the Council's property holdings in the wider Barker Street and St Austin's Street area, which includes numerous 'vacant plots' currently in use as carparks, has considerable potential for upscaling the positive impact of a sensitive scheme of development and change to the wider area.

Stakeholders did, however, raise strong concerns about the separate, private ownership of the large carpark immediately to the east of the Site, particularly in the light of it having recently been granted planning consent for a hotel development. Whilst ownership of this parcel in its own right does not present an issue for the future of Rowley's Warehouse and Mansion, and indeed could be considered an opportunity to bring private investment into the area, the potential impact of any development of this parcel could affect the options available for the Site. Out with and within the current planning process, it reinforces the need to ensure that change in the area is considered in the round, rather than in isolation, and for a firmer expression of the desired development of the area to be identified through an adopted design code, vision or masterplan for the area.

Resources

The condition survey carried out as part of this CMP in 2024 provided a prioritised outline schedule of works for the Mansion and the warehouse (see Appendix 2). These were costed by a quantity surveyor and indicate that around £1.8 million of funding is needed to bring the buildings back into good repair (only). Overall, this presents a very substantial conservation deficit for the full Site, albeit that the majority of urgent works fall to the warehouse. Prior to this exercise, key stakeholders had already raised concerns about existing economic pressures on the Council as owners of the Site and anticipated that there would be insufficient financial resources available from current budgets to deal with the level of input required, highlighting this as major and substantial risk to the buildings' future repair, maintenance and use. Regardless, there remain numerous high priority issues which urgently require attention, some of which are considered a potential safety hazard and could place the Site on Historic England's Heritage at Risk Register and, in addition to immediate costs of repair, the cost of ongoing and cyclical maintenance still need to be factored into budgets to prevent a further back log

of issues building up that could lead to even more costly repairs. An additional issue raised by Stakeholders was the pressures currently faced by the Council on their limited time and staff resources, which will also impact on the organisation's ability to deal with the level of work needed to bring the Site back into use.

Discussions with the Council indicate that this level of investment is likely to be unaffordable in the current economic climate without substantial levels of funding from other sources. Potential options for alternative sources of funding for future repairs or development work is out of scope of this CMP, but the current lack of clarity over possible options is a significant threat to the Site. As the property is in public ownership, there are likely to be a number of grant opportunities available but a key issue for most major funders, such as the National Lottery Heritage Fund, will be the protection of any investment, in terms of there being a viable end use for the Site. Applying for grant aid can be time consuming and involve significant additional expenditure to develop a wholesale package of works that deliver for the heritage assets and people, and which have been well evidenced, planned and thoroughly developed with the involvement of specialists, communities and stakeholders. However, the high-level feasibility and business planning for new uses at the site, which has been commissioned to follow on from this CMP, should provide the opportunity to open a dialogue with funders about suitable opportunities for funding, and flag any products or future work 'needs or gaps' that are likely to be needed as part of the application process and which, in their own right may attract 'development funding'.

In discussions about future options, understanding the requirements of the different funders will also need to be considered if external funding is critical to the future of the site being secured and should also feed into the development and design process.

3.5 Development and planning in the vicinity of the site

Views and setting

Following the mass demolition of buildings in the area in the 1930s, in the modern townscape Rowley's Warehouse and Mansion is a very visible structure, particularly on the approach from Welsh Bridge and the Market Hall area, where the timber framed warehouse in particular is a dominant feature in largely empty surroundings. Whilst the Site has some relationship with the surrounding and wider area in terms of its position on the (widened) Barker Street and Hills Lane, much of its historic 'setting', in the context of its associations with the layout of roads, streets, alleys, buildings and views, has been compromised by the removal of the earlier buildings and their replacement with street level car parks. How the Site is seen and experienced is therefore now very different to how it was originally conceived, albeit that aspects of its design- such as the principal elevation of the Mansion when approached and viewed from the west end of Hill's Lane- are relatively unchanged. However, stakeholder engagement demonstrated that townspeople and tourists now place a clear cultural importance on the Site as an 'iconic' or landmark building in the modern town, and a key part of the 'Shrewsbury' brand. This prominence is reinforced by its open setting, which is vulnerable to change both within the direct vicinity of the Site and in the Barker Street / Hills Lane area more generally.

A recent planning application for a hotel on the adjacent eastern, privately owned carpark indicates that there is an appetite for development on nearby land outside Council ownership, and discussions

about the future use of Rowley's Warehouse and Mansion have also questioned the potential to reinstate aspects of the lost urban grain, historic street pattern or even its extension. As the nature and scale of any development in this area will have an impact on the setting of the Site, there is a need to be more explicit about how future change should be actively managed and to more positively direct and guide aspirations in the environs of the Site, including the protection of viewpoints and avoiding it being overwhelmed by tall or overscale development nearby. Looking forward, there is an opportunity to revisit the current and emerging 'visioning' and design code documents, or to consider the creation of a more explicit Masterplan that can reinforce this positive strategy for development in the West End and vicinity of the Rowley's Warehouse and Mansion, and to specifically ensure that its views and setting as a landmark building are protected from incremental or major change.

3.6: Current and future use of the site

Relationship with Strategic Plans and Visions

There has been considerable recent work to develop a Strategic Vision for Shrewsbury as part of the Big Town Plan, the Masterplan for which was drawn up in 2021. This identified six character areas, each with its own natural and historical assets and identity, and specific socio-economic requirements that will help it contribute to the regeneration of the town centre as a whole. Rowley's Warehouse and Mansion is considered as a 'landmark' building in the 'West End' character area of the town and, at the time of its creation, the Vision for this area expanded on building its relationship with a thriving collegiate community, with aspirations such as improving the public realm close to Rowley's Warehouse and Mansion; creating a new Innovation quarter; forming walks between existing green spaces; and an opportunity for a new health and wellness communal hub within The Quarry. Whilst this is likely to have been affected by the University of Chester's decision to close the Shrewsbury campus in 2024, many of the potential improvements expressed in the Vision remain valid. Similarly, the proposals that were 'in the pipeline' for the West End had a focus on connecting the town centre to the riverside at Victoria Quay and making better links to the Quarry, including providing opportunities for creating a new work hub in the West End and the potential for re-purposing some of the surface car parking for a range of uses, the aim being to make this part of town more people and pedestrian-friendly, better connected to its surroundings and less dominated by traffic (Glenn Howells 2021).

There are additional opportunities to consider what the site could offer to new and emerging activities, such as Shrewsbury Moves, a 10-year vision and plan, published in January 2024. Part of this work has included a comprehensive Movement and Public Space Strategy, which sets out strategic interventions, framed under key themes and principles and which would be delivered across Shrewsbury to meet the vision of the Big Town Plan. At present, Rowley's Warehouse and Mansion falls within the 'Welsh Bridge/Frankwell Loop' but there is limited detail for how the Site could be developed to support the strategy. Looking forward, even though there is likely to be ongoing an ongoing element of car use and parking in the area to service this 'loop', the Site has potential to provide some fundamental aspects of the Shrewsbury Moves offer, such as the creation of parklets, improved public spaces and act as a venue for cycle hire, as well as acting as a landmark structure that forms an integral part of the 'gateway' experience of accessing the west side of the town. The major development now underway at Riverside, combined with Council ownership of the Site and much of

its surrounding area, also may present strategic opportunities to consider how the Site could fit into, or link positively, with the significant changes being carried out in the town centre and waterfront.

Similarly, in the absence of a Masterplan created for the area itself, the adoption of the Design Code for the town (an Agreed Priority project in the Big Town Plan) provides the opportunity to set out clearer, underpinning requirements for future development in the area. Public consultation carried out for it in 2022 identified Rowley's Warehouse and Mansion as a mechanism for showcasing the town's unique character and as a "*jewel in the heart of Shrewsbury*" but highlighted perceptions of traffic, surrounding car parks, and poor air quality negatively impacting the heritage in the existing area (comments from https://shrewsburydesigncode.commonplace.is/).

Role in Tourism

Stakeholders highlighted the prominence of Rowley's Warehouse and Mansion in the townscape and its key role in providing a visible presence of 'old' Shrewsbury, providing an important link with the medieval town, particularly given the wide-ranging changes to the built environment in this area. The Site is valued by residents and visitor alike, and despite having been closed for over seven years (in 2024), anecdotally there is still a strong tourist draw to the Site, with visitors regularly asking for more information about the building at the Tourist Information Centre. However there is currently very little touristic connection with other cultural sites in the town, with few references to the building made in the current offer at Council-run Museum and Gallery sites.

Whilst the site previously operated as a museum, it closed due to the significant practical difficulties in maintaining the site, particularly given the requirements of environment control for artefacts, and issues with movement through the building, facilities and access for visitors. These aspects remain current and would be difficult to address without significant interventions.

Looking ahead, the 2024 work carried out as part of the Shrewsbury Museum & Art Gallery (SM&AG) interpretive masterplan process considered the potential for 'offsite story and collection distribution' and recommended creating 'heritage links' with assets in the town to a series of proposed new SM&AG galleries. These include 'Showing off' (the things people did, built, possessed and displayed to mark their status, show their wealth, fit in and make a good impression.)' and 'Appetite' (how people have produced, imported, cooked and consumed food and drink in Shropshire), and could have a strong resonance with the way in which the Site helps feed into the future cultural offer.

Allied to this, the Shropshire Destination Management Plan (DMP) 2023-2025, identifies Shrewsbury as a popular destination for visitors and residents in Shropshire, and sets out how Shropshire Council wants to work with partners and industry specialists to promote Shrewsbury as a destination for holidaymakers or those looking to relocate. The DMP picks up themes common to a cross section of County-wide strategies including Vibrant Shropshire (the Cultural Strategy), and Shropshire's Economic Growth Strategy and Climate Change Strategy. The DMP identifies heritage as a key tourism strength, and lists Rowley's Warehouse and Mansion as a cultural attraction in its 'product' breakdown. The Council's aspiration to encourage further tourist footfall to Shrewsbury has the potential to benefit from any increases to the visibility or accessibility of Rowley's Warehouse and Mansion and to capitalise on the part it could play in welcoming visitors (the quality of the 'welcome'), which is identified as being of critical importance in the DMP.

Stakeholders at the CMP workshop further noted that there is a sense of public expectation that the buildings will continue to have at least some form of public access in the future, and this needs to be a consideration when thinking about the future use of the buildings and whether this needs to be a requirement of any future schemes, or would be 'nice to do'.

Impact of Site vacancy and condition

The site has been vacant since 2017 and the lack of a current viable use is a key issue for its present and future management. The Site's vacancy also has a direct relationship on the deteriorating condition of the buildings, which in turn is having a negative impact on the potential to find solutions for attractive new uses.

The condition of the site is an immediate and major limiting factor to finding a new occupant and needs to be addressed as a priority. This could potentially be done in phases, dealing with the Mansion first, as this is in 'fair' condition and requires less work (and investment) to enable it to be brought back into use. However, the scale of the repair work alone is likely to mean that external sources of funding will be needed and, as noted above, with the exception of Historic England's Heritage at Risk grant, there are few funders who would consider investing in a Site which does not have defined and well considered proposals for a sustainable future use in place.

Site infrastructure and facilities

A major limiting factor to the current use of Rowley's Warehouse and Mansion is the absence of an effective infrastructure or facilities for any other than occasional, limited-time visitors to the buildings. A drainage survey carried out for this CMP and a visual inspection of electrical and mechanical systems indicated that all the existing services need considerable overhaul or renewal to bring them up to current standards and certainly either commercial or residential users to the building would expect more than a single shared WC and hand washing facilities, located in the stair tower of the warehouse. The lack of facilities, and issues around how and where they could be housed, also affects the potential to split the Site into two parts (noted below).

Any future uses of the Site are currently limited by the available facilities and its designated status means that any interventions or developments will need permission, after careful thought and design work that takes into account the appropriateness of the intervention and can justify it in the context of the historic site or its setting. This will also need to ensure that the options considered avoid the need for invasive maintenance, are fit for purpose and are inherently future proofed to avoid repeated alteration or renewal.

Potential for alteration

In terms of use, stakeholders were in agreement that there is a potential issue with the size, layout and scale of the buildings when considering new uses and there is potential to consider the Mansion and the Warehouse as two separate entities. This approach could provide more opportunities for new uses which can take account of the special and distinct character of the two main elements, rather than trying to fit a 'one size fits all' or single use to such a large and complex site.

Looking ahead to potential end use(s), both the Mansion and Warehouse are sensitive to physical change both internally and externally, and each building has separate issues which will need to be considered and weighed up against the level of intervention; the 'need' for alterations or adaptations

to make that use viable, and how far that end use would enable the buildings to be sensitively brought back into good repair with a sustainable future, with minimum impact on 'significance'. These are likely to include the need for compartmentation or partitioning of spaces designed to be 'open' in the Warehouse, improvements to access, the siting of services, or alterations to accommodate new uses.

Stakeholders attending the workshop suggested a range of potential new uses which should now be taken forward as a separate exercise to review their feasibility and potential impact and help direct the next stages of development for the Site. The first stage in this process should be to do an initial sift to create a shortlist of realistic options- not only those with a focus on being financially sustainable but also, fundamentally, those which can be relatively easily accommodated within the buildings with any alteration or intervention causing minimum harm to their many layers of interest and significance and, wherever possible, being designed to be 'reversible'. Whilst it is likely that there may need to be some level of trade off, this will need to be robustly argued, mitigated wherever possible, and have a distinct public benefit that would outweigh any 'harm' to the heritage assets or their setting.

The potential for an extension abutting the east elevation of the North Wing of the Mansion, which was historically concealed by an adjacent building up until the 1980s, was also raised as a potential opportunity for development, for example, to improve lift access, on the site of the footprint of the 1950s (and earlier) buildings.

There is also an opportunity to 'undo' some of the alterations carried out in the 1930s (or subsequently) which affect the character and interest of the building. In particular, this would include the removal of the central passageway and arcade bay to the ground floor of the warehouse, which would be beneficial in terms of creating a clearer sense of the historic interest of the building and its original intent as a store, as well as improving horizontal circulation through the building at ground floor level.

Despite having strong views on retaining the 'iconic' impact of the Site as a landmark feature, Stakeholders also expressed an appetite for revisiting and reinstating aspects of its historic 'setting' Workshop discussions indicated a desire to ensure that, overall, the consideration of new uses should not preclude the development of the Site as part of a cohesive approach to the wider area, as part of an area-based regeneration programme or Masterplan. Indeed that the use of the Site should ideally be informed by (or fundamentally influence) this 'vision'.

Whilst taking the area and its future regeneration as a whole would be a sensible first step, this is likely to cause further delay to the urgent and essential repairs needed to prevent further increasing cost and structural decay and, if this approach is to be considered, urgent works will need to be carried out, before a use has been identified and suitable funding sourced for its regeneration.

Access to the Site

The open nature of the modern site means that it can be approached from many directions, including from Mardol, Hill's Lane and Barker Street. It is just over 10 minutes walk from Shrewsbury Station, on several bus routes, and is in close proximity to at least four short-stay carparks, two of which are directly adjacent, and there are multiple opportunities to reach the Site by different methods of travel, for all levels of mobility.

In terms of accessibility in and around the site, there is an area of public realm directly around the building which was laid out in the 1980s and uses a mix of quality traditional paving materials,

including granite setts, cobble stones and York stone paving, with some areas now patched in places with tarmacadam. Generally, the external approach is relatively level but there are some issues that limit access, such as the width of paths being reduced by bollards to prevent parking, and the siting of parking spaces, signage or temporary bollards within narrow dropped kerbs. Although in generally good condition, some of the paved area is uneven and both the setts and cobbles present a more difficult surface for those with mobility issues or using wheelchairs/buggies. An access audit (see Appendix 4) carried out for this CMP has identified some opportunities to carry out some limited adjustments to the public realm that would improve existing access to the Site but, looking ahead, changes to the use of the Site or any future development, especially if it is encouraging the use of outdoor space, will need to ensure that the wider area is as open and accessible for all users as possible.

In terms of access into the building, there are a number of external doorways, but only one of these- the former main entrance into the museum on the east elevation- currently has level access from the street and this goes into Rowley's warehouse. Unfortunately the surrounding paving has been laid with a fall directed toward the building, causing issues with damp, and needs reconfiguring as part of one of the earliest phases of repair work, which would also require the approach to the entrance to be redesigned. There is currently no separate level access into the two wings of the Mansion- the original (stepped) main entrance to the Mansion (through the north porch at the junction of the two wings) is bricked up internally. Otherwise there is only one narrow stepped minor entrance into the west wing via the south elevation. This situation– at the very least- would need to be addressed if this part of the Site was to be considered a separately occupied or used entity.

Internal horizontal and vertical circulation

With the exception of the ground floor, internal circulation between the two buildings is interrupted at their join and is complicated- with steps being needed on the first, second and third floors of Rowley's warehouse to access both the Mansion and the vestibule for the north (main) staircase. Within the warehouse, from the first floor up, there is generally level access across each floor, although the structural alterations carried out at the north end of the building (visible in the external frame) have created a step internally on the three upper floors. At ground floor level, the insertion of the central passageway interrupts and limits access to the full extent of the floor and reinstating the original line of the building to remove this barrier could have positive outcomes for the building and movement within it. The two ground floor wings of the Mansion are also on noticeably different levels, needing a small stair and chairlift to link the two wings and provide access to the modern north stair which is inserted into the end bay; this difference lessens in the Mansion's upper floors. Throughout the building, door widths are generally wheelchair accessible, although some of the single fire doors on the main stair would ideally be wider and should be considered as part of any future alterations as a simple improvement to access.

In terms of vertical circulation, a modern 'north' staircase provides the main access to the upper levels of both the Mansion and Rowley's Warehouse, with almost level access between the two Mansion wings on the first and second floor, and a slight level change needing two steps at third floor level. There is also access to the upper floors of Rowley's Warehouse from the east wing, which provides access from the narrower, reinstated stairs in the stair tower, although the east wing and stair tower floors are not level with each other and have a step, as do the openings from the East wing into the warehouse.

Looking forward to the future use of the building, it is clear that providing horizontal and vertical internal access to the whole Site is challenging due the nature and phasing of the building, particularly the connection between the House and Mansion and the access from the 'old stair' in the stair tower into the Warehouse via the east wing. Access for a 'one-size fits all' lift and stair solution is problematic due to the number of different floor levels. There is, however, a natural break between the two parts of the building which could have a positive bearing on the potential for two different uses or occupancies within it. Solutions need to be more formally investigated for feasibility and impact, but dividing the building 'back' into the Warehouse and Mansion, might allow a more flexible approach to user requirements in each part which are more sensitive to the needs of the individual areas, spaces and historic fabric and obviate the need for excessive interventions to provide access throughout the entire property. Investigations should consider if there is the opportunity to reopen the original Mansion entrance and reconfigure the 'main' stair in the end bay of the West Wing to provide lift access serving – either- the upper floors of the two Mansion wings only or the warehouse only (with alternative options for the Mansion being sought on the much-altered external east elevation). Alternatively, for a separately occupied Warehouse, investigations should consider the repair and use of the stair tower as the primary stair, supplemented by a small lift inserted in – perhaps- the most northerly or southerly bay of the warehouse, which may have a lesser overall impact on fabric, the sense of space and use if well designed and positioned.

Impact of surroundings

The immediate environs of the Site is characterised by large, open areas dominated by cars: both stationary- in one of the four car parks surrounding the Site- and as part of traffic along Barker Street in particular, accessing the Welsh Bridge or Riverside areas of town. In the midst of this, the Site presents a small area of hard landscaped public realm with some limited greening provided by a small number of trees. Despite its size, the area offers a valuable place to sit with some sense of respite from its surroundings, although stakeholders did note that the space is currently under-utilised, and particularly reflected on its lack of use at lunch times, unlike areas of the town like the Square, which has lots of active users throughout the day.

Despite there being a clear potential conflict with the need for the Council to generate income from the carparks, one of the Big Town Plan ambitions is to remove all town centre surface carparks as part of efforts to achieve Net Zero. There would be clear visual benefits to the Site from removing or reducing car parking/traffic movement in this area, provided that the space is not left as a 'wasteland'. Keeping people firmly at the heart of any such initiative is key, particularly given the likely resistance to loss of parking in the town centre. However, the aspirations set out in the 2024 vision for 'Shrewsbury Moves', specifically the introduction of elements such as pocket parks, could be brought into play, even if only temporarily, whilst longer term visioning is carried out for the area. These would soften the impact of the change and potentially encourage more active users to the space in the day time.

Stakeholders also commented that the Site is also surrounded by a number of pubs and clubs, giving rise to perceptions of the area being seen as being part of the town's night time economy, characterised by a lack of active shopfronts and vacancy in the daytime, and crime and anti-social behaviour at night (although this was caveated as being limited, certainly in a national context), which has been compounded by the lack of lighting around the Site at night.

Although there are clearly issues with the (daytime) vibrancy of the locality at present, its location does not necessarily reduce potential opportunities for the Site, and could also be seen as an opportunity for encouraging more active use of the area in both the daytime and the evening /night

time economies, particularly if taken in tandem with more positive use of the outdoor space in Council ownership. There is a strong sense that the Site has much more to offer and its potential improvement could genuinely catalyse positive change in the area. This again reinforces the need for a well-rounded and considered masterplan or vision for how the wider area should develop over time, underpinned by the revitalisation of Rowley's warehouse and Mansion.

Site Safety

Although a site safety assessment was not carried out as part of this CMP, the Site has a variety of potential risks which could impact on the way in which it can safely be used by its occupants or be maintained, the responses to which have a potential impact on historic fabric and significance and need to be considered carefully when considering new uses. This is not only in terms of personal safety but also to avoid potential damage to historic fabric. Current risks include aspects of the structure which, although specific aspects of it have been identified as requiring urgent repair and now have temporary propping to prevent further failure, there is an ongoing need to keep the wider site under review, specifically the security of the panel infills, for example, to ensure that they are not loose and in danger of falling out.

On an allied point, survey teams found particular issues with accessing the parts of the Site with restricted or difficult access to allow inspection (for example, a complex roof and roof space, floor coverings in a very poor condition and awkward access into attics in the Mansion from the Warehouse (west wing) and ladder access to the north wing attic from the 2nd floor).

There are additional issues presented by the presence of asbestos containing materials, largely in the form of low-grade linings below the floorboards on the first and second floor of the warehouse. Before work a refurbishment and demolition asbestos report will need to be commissioned.

Looking ahead, and as part of wider site management and development (which will bring in CDM requirements), there is a need to identify and carry out simple improvements to existing access and any future developments should also be required to 'design in' sensitive measures to allow inspection and maintenance to take place safely, particularly given that there are clear issues with the roof layout and parapet gutters, which are likely to cause ongoing need for regular maintenance. There will also be a need to consider, as part a review of any potential use of the buildings, how to ensure that there is adequate fire safety and evacuation options, and as these are likely to differ according to potential future use, the extent of requirements may prevent some options from being acceptable in these buildings.

3.7: Environment and sustainability

Reducing energy consumption

As a vacant building, the existing energy consumption for the building has not been evaluated as it is not representative of day-to-day use and the high levels of damp resulting from the lack of occupancy, defective gutters, roofs and infill panels will also be affecting heating efficiency. However, both Rowley's warehouse and Mansion currently have electric storage heating which is at the end of its life and will need replacing in any proposals for the buildings' reuse.

Looking ahead, there will need to be careful consideration of the potential impact of any new or renewed services on the physical fabric of the building and what would be acceptable. This should include the level of anticipated comfort that could be achieved as this might influence end uses. These considerations will need to be combined with discussions around if and how aspects of the building should be insulated (such as whether to change the material used to renew infill panels or introduce insulation between floors and to the roof / attic) to prevent heat loss. The latter discussion is likely to be precipitated by the level of repairs needed to the structure which means that the roofs to both buildings will need to be completely removed and laid to enable underlying structural works to be completed. The roofs of the warehouse and Mansion are currently uninsulated, that of the warehouse being boarded between rafters by poor quality hardboard. The detailing and preparation for roof repairs should provide the opportunity to consider how it is insulated. However, the importance of the roof structure for both buildings means that it is unlikely that altering the form or height of the roof would be acceptable, in heritage terms, and being able to 'read' and appreciate the structure from below will also be an important consideration. In all cases the likely impact of introducing insulation on the environmental performance and operation of a building constructed with traditional materials and techniques will be key in decision making, with a fundamental need to ensure that any new systems or materials include adequate ventilation and work with the need for building to 'breathe'.

In terms of options for heating systems, these may consider the use of an air or ground source heat pump, depending on the routing and practicality of introducing pipework into the warehouse and Mansion. The site has some sensitivity to ground disturbance due to the likely presence of medieval and later below ground remains but, provided that the work is carried out with some form of archaeological monitoring is unlikely to have a major influence on the choice of system. The siting of any air source heat pump would need to be carefully considered against its visual impact on the Grade II* listed building and may not be suitable as a result.

In any new scheme there will need to be the review of options to fully consider energy efficiency, but it is likely that these will include opportunities to upgrade most, if not all, the windows to secondary glazing and to ensure that any light fittings are converted to LED.

Climate change adaptations

The buildings are already suffering from significant water penetration resulting from poor roof detailing and blocked gutters, some of which is due to clogging. In the light of expected increased rain events, it is likely that there will be a need to consider enhancing or adding extra means of water discharge from the roofs of buildings. This should include a review of the capacity of any hoppers, valley gutters and downpipes, alongside an understanding of their inherent value. Whilst it is understood from Ward's account and the scale of work carried out on the Mansion roof and coping in the 1980s, that the rainwater goods were all replaced in the two major periods of restoration and have no architectural interest, one hopper to the stair tower/warehouse junction needs investigating- although photographic evidence suggests it was added between 1930 and 50.

Water-run off from paving located against the buildings has already been identified as causing particular issues with damp and timber decay, however, the low-lying nature of the Site, alongside its location beside a historic culvert which carried water to the Severn (and which presumably is still part of the town sewer system), indicates that dealing with water and waterlogging is likely to be an

ongoing issue for the site. Issues also identified with the existing drainage system mean that this will need to be considered as part of any repair or reuse strategy as a matter of urgency. However, looking ahead, should there be the opportunity to 'bring in' the car park areas, particularly in the context of the creation of pocket parks and greenspace (or even reducing impermeable materials within existing carparks), there may be scope to consider alterations to accommodate Sustainable Drainage Systems (SuDS): drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. This might include permeable paving in improving recharge to the ground, source control methods that decrease the volume of water entering the drainage/river network by intercepting run-off water on roofs for subsequent re-use (e.g. for irrigation) or for storage and subsequent evapotranspiration (e.g. green roofs), pre-treatment steps, such as vegetated swales or filter trenches, that remove pollutants from surface water prior to discharge to watercourses or aquifers, retention systems that delay the discharge of surface water to watercourses by providing storage within ponds, retention basins or wetlands, for example or infiltration systems, such as infiltration trenches and soakaways, that mimic natural recharge, allowing water to soak into the ground.

The roofs of both buildings are visible from long distances and it is unlikely that there is any potential to consider a Photo Voltaic array over the existing roof covering or on a frame.

Section 4 – Policies

The following section brings together a summary of the recommendations identified in Section 3 as a set of 'management policies' for the site, to help guide future management when thinking about the site and its use. They are specific to the site and should be considered as a dynamic set of policies that can be adapted and added to, as needed, through an ongoing process of review.

Masonry repairs (R)

R1: Brick repairs, indents and replacement work should use bricks of a similar size, colour, texture and character to those from the original build. Care should be taken to ensure that any historic patterning, such as diaper work or use of vitrified brick, is identified and reflected in any repairs.

R2: Stone repairs, indents and replacement work should use local sandstone wherever possible, and be similar in size, colour, texture and geological character but also able to withstand exposure to the elements and have longevity. Only reliable and tested sources for stone repairs should be used, and ideally should be Keele Bed sandstone (original). More robust stones, such as Red Hollington, will only be suitable for indenting or new work where they will not cause sacrificial issues with the surrounding stone.

R3: Structural masonry fabric that needs to retain its integrity should be repaired with a suitable brick or stone; elsewhere pointing weathering details and options, such as coloured 'plastic' repairs in lime mortar or indenting brick or stone faces could be used to protect and retain the underlying fabric.

R4: A suite of lime mortars should be developed suitable for pointing for the different masonry used across the site, including a set of clear rules about where, when and how they should be used in future maintenance and repair work. Where it will not damage the underlying masonry, hard cement renders, pointing or surface finishes should be carefully removed and replaced with lime.

R5: Opportunities to reinstate or improve weathering details should be taken where these are identified. This includes replacing the blue brick capping to the Mansion parapet with stone coping.

Timber frame repairs (T)

T1: A full survey of timbers, including to the roof, should be carried out to update and amend Morriss's 1995 Survey and confirm which members are primary / historic alteration and which have been previously renewed.

T2: The repair strategy should consider all timber repairs on an individual, member by member basis with the aim of minimising disruption or rebuilding to any *in situ* historic elements or areas of primary framing, specifically including the east wing and stair tower. Wholesale renewal of primary or historic (to the building) timbers should be avoided.

T3: Where members or key elements have been lost, these should be reinstated to improve the structural integrity of the building and, ideally, discretely dated.

T4: New timber, including that used in localised repairs, should be of the same species (likely oak), and of a similar size and scantling to the original.

T5: Reused historic timbers that were brought into the building for its repair in the 1930s may be replaced where they are no longer performing.

T6: All work should be carefully recorded to ensure that any interventions are fully documented to assist with future decision making and maintenance.

T7: Where *in situ*, original woven lath or wattle panels should be retained. The 'historic' brick and breezeblocks used to infill panels in the 1930s should be removed and the replaced with traditional, breathable materials that can move with the building. Brick infill is an historically acceptable treatment for infill panels but its use would requires suitable lime pointing to ensure breathability.

T8: The use of resin for timber repairs should only be considered in rare situations, where the value of the timber is so great that its loss would have an impact on its significance or 'readability' and where the resin would not cause the member from becoming too static and potentially creating additional structural problems. Where there are existing resin repairs which are still performing these should ideally be renewed using localised timber repairs. Resin repairs which have failed should be replaced with timber.

Fixtures and fittings (F)

F1: Although Ward's 1930s restoration carried out the widespread replacement and renewal of historic fixtures and fittings in the Warehouse, generally using reclaimed material, there is less certainty over elements in the roof/attic, windows and glazing, and the Mansion which was repaired later. Any repair strategy should review the age of fixtures and fittings in each location prior to repair, alteration or loss.

F2: The timber panelling in the warehouse is not original to the building and can be removed to an alternative location. Modern alterations, such as the stair in the Mansion, are of no historic interest.

Maintenance (M)

M1: A cyclical programme of inspection and maintenance should be put in place, including:

- Carrying out localised areas of repointing.
- Inspection of gutters and the removal of leaves and debris from the roof parapets and gutter areas to avoid blockages in rainwater goods.
- Inspection and regular maintenance of all surface drains to ensure that they are free of silt and debris and are working satisfactorily, allowing water to disperse rapidly.
- Light touch vegetation removal to prevent growth of large woody shrubs which could damage masonry and hold moisture against fabric.
- Inspection of the walls and coping for cracks and repairing any deficiencies to prevent water ingress into and through the structure.
- Inspection of roof coverings and leadwork to ensure that they are performing effectively, replacing any damaged or slipped tiles.

- Carefully removing any redundant metal fixings. Any future fixings (including for wiring) should be discrete with fixings located in joints.
- Removing and replacing Iron clips and cramps with non-ferrous alternatives to avoid issues with rust jacking.
- Monitoring of timbers in areas of high relative humidity for wood boring insect damage and evidence of active infestation (e.g. signs of frass).
- Inspection of pointing annually and renewing pointing to open or damaged joints as required. New pointing should only be done with an appropriate lime mortar to an agreed specification.

M2: Future redecoration or repairs to the north wing of the Mansion should include the careful removal of vinyl paint to the brickwork and a careful inspection for any traces of earlier decorative fixtures, such as panelling or overmantels, of underlying paint layers or residues to establish if there are important finishes below the modern surface treatments. In all cases, a breathable finish should be reinstated.

M3: A specialist assessment of the historic plasterwork in the north Mansion wing should be carried out to identify the date of different elements and their intrinsic historic significance. Advice from an ICON-accredited plasterwork conservator should be sought on remedial or preventative work to safeguard their special interest.

M4: Property managers and site operatives should be given an induction into the building and its historical development and physical characteristics, to ensure that they understand the building and its constructional nuances when planning or carrying out works or maintenance.

Landscape and grounds maintenance (L)

L1: Trees in the vicinity of the building should be managed to prevent them becoming oversized and damaging the buildings.

L1: Ground levels adjacent to the building should be reduced and paving reworked to draw water away from the building. This should include the insertion of a French drain to create a drying zone to allow water next to the building to disperse.

L1: There should be regular inspections to ensure there is no vegetation or a build up of topsoil adjacent to the building.

Visioning and Area Design (V)

V1: The Site should be actively considered in any current and emerging 'visioning' documents and included in any more detailed work to support their delivery, particularly in the context of public space in Shrewsbury Moves, linkages with the Riverside developments and potential regeneration initiatives for the West End.

V2: The adoption of the Shrewsbury draft Design Code should be completed, as a means of setting out some clearer, underpinning requirements for future development in the area.

V3: A more explicit 'Masterplan' strategy for development should cover the immediate vicinity of the Site and the surrounding area (including parcels outside the Council's ownership). This

should set out a clear blueprint for future development in the West End so that change can be managed proactively to improve and enhance the special character of the area and avoid damage to the Site's interest, views and setting through incremental or major developments.

New uses (U)

U1: When considering future uses, feasibility and business planning need to ensure that it is at a realistic and appropriate level to safeguard the future repair, use and maintenance of the site and that the proposed use is sustainable in the context of Shrewsbury's offer.

U2: The assessment of any options for new use should include a robust review of all direct or associated impacts on the full range of special qualities of the site as set out in this CMP and should also include the current public expectation of access to the site. Where necessary, additional research and surveys, should be commissioned, particularly where these will provide a more detailed understanding of potential uses as well as feasibility.

U3: Potential new uses should be relatively easily accommodated within the buildings with any alteration or intervention causing minimum harm to their many layers of interest and significance and, wherever possible, being designed to be 'reversible'.

U4: The extent to which a new use would require horizontal and vertical circulation and access alterations should be a key consideration as part of the overall review of potential options as this could impact on what might be acceptable change to historic fabric and significance.

U5: Any proposals for altering the building or its setting should be clearly thought through and justified in the context of how far it will 'harm' the special interest of the asset, as set out in this CMP. Any change will need to be robustly argued, mitigated wherever possible, and have a distinct public benefit that would outweigh any 'harm' to the heritage assets or their setting.

U6: If external funding is critical to the future of the site being secured, discussions about the options should also consider the requirements of different grant funders and provide clarity over possible options.

U7: Rowley's warehouse and Mansion have the potential to be considered as two separate entities in terms of future use but each is sensitive to physical change both internally and externally and has separate issues which will need to be considered and weighed up against the level of intervention; the 'need' for alterations or adaptations to make that use viable, and how far that end use would enable the buildings to be sensitively brought back into good repair with a sustainable future, with minimum impact on 'significance'. This includes how far it is possible to accommodate compartmentation or partitioning of the warehouse space, which was designed to be 'open'.

U8: (Pre-1930s) historic alterations generally should not be reversed, unless they are found to be having an impact on the character, appearance and condition of the building.

U9: Where possible, opportunities should be taken to reinstate lost historic elements, for example, reopening the porch to provide access into the Mansion and reinstating the brickwork and more appropriate windows above it; reinstating missing bracing to the

warehouse as part of its structural repair and removing the central passageway and arcade to Rowley's Warehouse.

U10: Any new construction work should be designed to incorporate safety measures for inspection of the fabric wherever possible, but care should always be taken in the siting and the use of materials, to avoid a detrimental visual or physical impact on the fabric.

U11: Prior to, and during any major repairs or alterations, a comprehensive Level 3 historic building record and interpretation should be carried out which adds to and updates the work done by Morriss in the 1990s. This should include some dendrochronology to more firmly date some earlier elements of the frame.

U12: Future development should include for investigations into below ground remains in the vicinity of the Mansion and warehouse which have not previously been the subject of any archaeological record and could shed significant light on the development of the area from the 13th century onward.

Dealing with Consents (C)

C1: All proposed work – including repairs – must be discussed at the outset with both Shropshire Council's Conservation Officer and the Inspector of Historic Buildings at Historic England to identify whether Listed Building Consent would be required and get guidance and views on the proposals.

C2: Ensure that sufficient time to apply for and gain relevant consents is included within any work programme.

Ecological mitigation and enhancement (E)

E1: Future discussions about any alterations to the public realm, the carparks, or creation of green space should consider if there are any opportunities to carry out ecological enhancements.

E2: In advance of any works to the buildings, ensure that there is a current bat roost assessment.

Tourism and connectivity (W)

W1: 'Heritage links' with interpretation in the Shrewsbury Museum & Art Gallery (SM&AG) should be developed to help the Site feed into the town's cultural offer and support its inclusion in the Shropshire Destination Management Plan's (DMP) 2023-2025 product offer.

W2: Future work that increases the visibility or accessibility of Rowley's Warehouse and Mansion should also support its role in welcoming visitors to the town (the quality of the 'welcome'), which is identified as being of critical importance in the DMP.

W3: Any wayfinding in the immediate and wider area should be planned to reinforce the Site's role in a renewed sense of place and play a strong part in any opportunities to make connections with the early, Medieval town. Such projects should be integrated into wider interpretive planning for the SM&AG to ensure that there is a synergy of approach and of messages, fostering a sense of visit coherence.

W4: Any future public access to the site will need to consider how interpretative planning and audience engagement should be used to help clarify and embed Site identity and share heritage messages with visitors.

Energy efficiency, sustainability & climate change (S)

S1: Opportunities to improve water management systems should be taken, including enlarging rainwater goods and ensuring that drainage systems are suitably robust and easily maintainable.

S2: As part of the emerging work on repairs and use, an energy audit should identify ways in which future energy consumption at the site could be minimised. This should include the level of anticipated comfort that could be achieved as this might influence end uses.

S3: In all cases the likely impact of introducing insulation on the environmental performance and operation of the building will be key in decision making, with a fundamental need to ensure that any new systems or materials include adequate ventilation and work with the need for building to 'breathe'.

S4: Consideration of any renewable energy source should be seen as part of a 'whole building approach' to improve the energy efficiency of the building to ensure the best possible balance between saving energy and reducing carbon emissions, sustaining heritage significance, and maintaining a healthy building.

Section 5 – Adoption and Review

(To be completed at the conclusion of the work)

A summary of when the CMP was formally adopted, who is responsible for making sure it is used, how it will be monitored and reviewed. It will also include which post holders have copies of the plan, any online links and the location of archival copies of the plan and all its appendices.

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Appendices

Appendix 1: Gazetteer

1: ROWLEY'S WAREHOUSE

1A. WAREHOUSE EXTERIOR

DESCRIPTION

Rowley's Warehouse is a large timber-framed building of seven bays and three storeys with attics, above a filled-in cellar. It is the earliest part of the complex and its timber frame stylistically dates it to the late C16 / early C17. It is likely to have been very utilitarian when built, with no heating or staircase, a plain gabled roof, and a heavy jettied frame with great strength which maximised loading and internal space. The attic, formed within open timber roof trusses of a queen strut roof has 2m of headroom, suggesting it was also originally designed for use.

The building is not rectangular in plan and probably initially had a single entrance in the east elevation. Its long elevations do not quite mirror each other but both have square panels with straight braces from the corner and bay posts, jetties to the first and second floors and originally incorporated unglazed openings in a regular pattern. Its timber framed panels originally were of woven lath and most daub infill but most were later infilled with brick nogging. Not long after its construction, four dormer gables were added to the main roof to provide additional light and space in the attics. This caused settlement on the east elevation which was later altered with a 'step down' at bressummer level. The frame was modified in the early C17 with the addition of the East Wing [2], Mansion [4A & 4B] and, in the mid-C17, with the stair tower [1C]. Probably largely in use as a warehouse for much of its life, its overall form had only relatively minor changes, but the building was radically restored in the 1930s. This removed most C18 and C19 alterations and saw wholesale replacement of rotten timbers—including the sill beam, most of the ground floor frame and many elements of the east elevation. The work made extensive use of glass, timber and brick from historic buildings demolished close by and included the creation of a passage and entrances to the ground floor through a central bay and the removal of panels from the western bay to form an arcade above the re-aligned Barker St pavement.

SURVIVING FEATURES

Overall form of late C16/early C17 building, with unusually heavy frame & jetties. Roof adapted with early-C17 dormers.

Limited examples of stave holes and lath and daub infill panels.

Original entrance is likely to be the one in the east elevation. Square panel frame reflects bays with regular openings alternating between with bracing (1 window) & no bracing, (2 windows). E elevation (step to jetties & smaller panels) may reflect historic rebuilding due to subsidence (pre-1930s).

Plain bargeboards and finials are old, some possibly original.

CONDITION (2024)

Roof: Clay tile covering in reasonable condition but underlying timbers need repair which require stripping. **Rainwater goods & leadwork** in fair condition but need improving.

Urgent structural repairs needed to address movement due to decay of timbers. Plating likely to be needed to strengthen joints. Stone plinth & soleplate largely need renewal. **Timbers:** All timbers and joints need inspection and many need reconnecting or repair. Finials in poor condition. Bargeboards fair.

Infill panels: some boarded; all need replacement with breathable, flexible infill. **Windows** in reasonable condition, localised repairs.

KEY MANAGEMENT ISSUES/ VULNERABILITIES

Although many of the original timbers have previously been replaced to the lower levels, the upper parts of the building retain primary timbers. Repairs should be carried out in situ to avoid damaging original historic fabric.

Water ingress needs addressing as a high priority to prevent further damage and decay. High ground levels around the building are causing water penetration and need to be reduced, incorporating additional measures including a French drain and relaying of paving to avoid falls toward the building. Cracked or missing windows should be secured, downpipes and gutters reviewed and measures to prevent water ingress to the building should be taken, even if only as a temporary measure.

Infill panels need monitoring to prevent falling. All need replacement with a breathable and flexible unit. New panels need careful thought—their capacity for accommodating material with additional insulative properties will need to be considered.

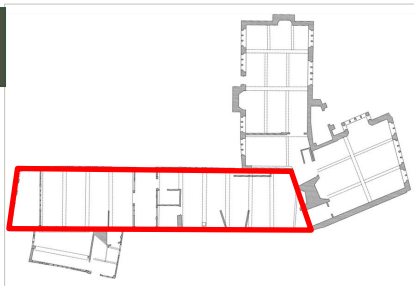
Relevant Policies: R1-5; T1-8; F1-2; M1 & M4; U; C1-2, S1-4

SIGNIFICANCE

Very High: Primary timbers including heavy jettied frame, roof structure and square panelled framing relating to original phase of construction and of C16/C17 adaptations. **High:** East elevation structural repairs.

Low: Reused historic material (glass, bricks, timbers etc) used in the 1930s repairs. **None:** Alterations to end bay and passageway.

Listed Building	II*
Conservation Area	Y



1: ROWLEY'S WAREHOUSE

1B. WAREHOUSE (INTERIOR)

DESCRIPTION

The historic fabric indicates that the interiors of Rowley's warehouse were originally used as largely open floorspace , with there being evidence for only limited partitions on each floor which suggests it was built for the storage or warehousing of goods. The level of ventilation and lighting indicates that this would have been for wool or cloth, rather than grain for brewing. Internally, there is no evidence for an original fireplace or staircase, with access to the upper floors probably being by ladder.

Internally, the timber frame is divided into 7 bays by heavy chamfered beams, with the wider 5 central bays each having an additional large bridging beam to help support the weight of the floor. These create the half bays also visible in the pattern of the external frame. There are few datable features in the building, but a chimney/fireplace on the 2nd floor in the northernmost frame has a simple 4-centre arched fireplace dated '1616' and was added as a shared fireplace when the brick Mansion was built (4A&B). Undated versions are also on the ground and 1st floors. There is some evidence to suggest that the 2 adjacent end bays and an additional bay in the attic became domestic at this time, perhaps an annex to the new building, and the windows may have been enlarged to improve light in these rooms. The remainder of the building probably remained in warehouse/storage use until 1932 when the building was restored. This work was a 'restoration', removing C18 and C19 alterations & renewing most fittings using material salvaged from historic buildings, including floorboards, doors, and stone flags to the ground floor above the filled in cellar. The C17 paneling on the 2nd floor was inserted in 1982 as part of an exhibit.

SURVIVING FEATURES

Virtually every stud brace and rail from the primary build is marked with carpenters marks (& rarely numbered up to 80), although less so in the roof. Marks which do not fit the pattern indicate reused timbers from other buildings.

Original ceiling and bridging beams with deep stopped chamfers.

Inserted fireplaces to all floors in N gable, 2nd floor is dated 1616.

Structural evidence for one partitioned cross frame forming 2 rooms – 1 long, 1 very long on each level. Some evidence for a second partition forming an entrance bay to the ground floor.

CONDITION (2024)

Fair / Good

Floors: Generally sound—stone flags to gd floor in good condition but some removed to allow structural propping. Timber floors to upper levels: Large (southern) room to 1st and 2nd floor has oak floorboards, slightly undulating to 1st floor, but in sound condition; small (northern) room to both levels and attic floors are over-boarded, probably overlaying floorboards. Underlying condition not known.

Doors & joinery: condition not known.

Panelling (inserted) is in sound condition.

Ceilings: identified as asbestos and need replacement

KEY MANAGEMENT ISSUES/ VULNERABILITIES

Asbestos was incorporated above ceilings in the 1930s and the floorboards will need to be lifted to allow its removal.

Part of the interest of the building lies in its lack of subdivision and 'readability' as a warehouse which could be impacted by proposals for future uses (and current partitions and alteration). This interest would be affected by subdivision and needs careful thought in any new use.

Level access through the warehouse is currently interrupted by the small step to the 1st and 2nd floor which reflects the physical change in framing on the west elevation. This and vertical circulation through the building need to be considered against the potential impact on historic fabric. Siting of extensive infrastructure and services is also likely to present a challenge.

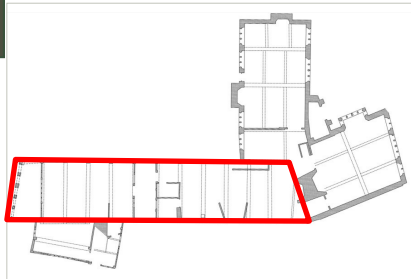
Relevant Policies: T1-8; F1-2; M1 & M4; U; C1-2, S1-4

SIGNIFICANCE

Very High: Main and bridging beams demonstrating original openness of the space & evidence for partitions. Framing and carpenters marks from the primary build. Fireplaces to the shared chimney, particularly where dated.

Low: Reused historic material (floors, doors, etc) used in the 1930s repairs. **None:** Alterations & modern partitions dating from 1930s including passageway to the ground floor.

Listed Building	II*
Conservation Area	Y



2: ROWLEY'S WAREHOUSE

EAST WING

DESCRIPTION

The East Wing was added to the Warehouse [1A] shortly after its construction, probably in the early C17, at same time that the dormers were added to the roof. A timber-framed and gabled extension of simple square panel construction, the wing is a single bay structure of three storeys plus an attic. Its northern elevation is now concealed by a stair turret (1C) but is jettied to the first floor. Like the Warehouse, this section of the building was unheated and built with a heavy weight frame, indicating that it was originally a store or warehouse in non-domestic use. A doorway through to the Warehouse at attic level seems to be original but those to the lower floors were inserted later.

The structure was built up against the warehouse, having no independent western frame of its own, and originally extended further to the east as a two storey wing, known by at least the C19 as the New Ship Inn. At the time of the clearance works carried out in the 1930s, the two storey section was demolished but is fossilised in the gable frame visible in the wing's east elevation. Evidence suggests that the three-light window in its apex may have been originally a doorway. Most framing below the lower truss seems to be 1930s and of reused timbers.

SURVIVING FEATURES

Roof truss from two storey range that extended to the east, latterly as part of New Ship Inn, is visible in the east elevation. Lower gable truss is chamfered to both sides & mortices in surviving posts show that building extended eastward rather than butting up against the building.

Original early-C17 doorway into warehouse at attic level.

Openings into the warehouse at 1st and 2nd floor created in 1641 when the stair tower was added.

Jettied first floor north elevation, now concealed within stair tower, is part of the original construction and would have been visible from the Yard.

2nd floor window on E elevation (within redundant truss) has evidence for being an earlier door opening (no central pegs).

CONDITION (2024)

Poor

Urgent structural repairs needed to permanently address movement due to decay of timbers.

Rainwater goods in poor condition. Water ingress visible internally in SW corner & needs resolving urgently.

Timbers: soleplate and plinth require complete renewal. All timbers and joints need inspection and many need reconnecting or repair. Pentice boards need renewal. **Infill panels**: some are missing, all need replacement with breathable, flexible infill.

Windows generally have fixed glazing and need repair.

Interior has temporary strapping and ties in place. Stone floor in good condition; some damage to floorboards at 2nd floor due to water ingress; over-boarded at 1st & attic floor level & may be damaged.

KEY MANAGEMENT ISSUES/ VULNERABILITIES

Although many of the original timbers have previously been replaced to the lower levels, the upper parts of the building retain primary timbers. Repairs will need to avoid rebuilding and be carried out in situ to avoid damaging original historic fabric.

Water ingress needs addressing as a high priority to prevent further damage and decay. High ground levels around the building are causing water penetration and need to be reduced, incorporating additional measures including a French drain and relaying of paving to avoid falls toward the building. Cracked or missing windows should be secured, downpipes and gutters reviewed and measures to prevent water ingress to the building should be taken, even if only as a temporary measure.

Infill panels need monitoring to prevent falling. All need replacement with a breathable and flexible unit. New panels need careful thought—their capacity for accommodating material with additional insulative properties will need to be considered.

Floorboards will need to be lifted to allow asbestos removal from ceilings. **Relevant Policies: R1-5; T1-8; M1&4; F1-2; U; C1-2, S.**

SIGNIFICANCE

High Despite being truncated, surviving primary timbers and early adaptations are physical evidence of the relationship between the warehouse and buildings in New Ship Inn Yard prior to 1930s, including roof truss, internal jetty to north elevation and evidence of early historic alterations including doorways. **Low:** Reused historic material (glass, bricks, timbers etc) used in the 1930s repairs.

Listed Building	II*
Conservation Area	Y

3: ROWLEY'S WAREHOUSE

STAIR TOWER

DESCRIPTION

The stair tower was the final timber-framed building constructed at Rowley's warehouse, and was added in the mid-C17. It is a tall narrow extension to the East Wing and is of three storeys and an attic with a simple square panelled frame with straight braces to the corners. There are windows to each level and an entrance doorway on its east elevation. It was built up against the jettied frames of the Warehouse [1A] and East Wing [1B] and only has two frames of its own.

The roof structure is complex and is of two bays. It incorporates a very unusual half clerestory with a mini-gable jettied to the north, giving additional head height at attic level. The extension was built to house a staircase to all levels of the Warehouse, which were accessed through new doorways cut through from the East Wing rather than from the stair turret. It also provided access to the cellar. Early photographs show a hoist on the N elevation.

A staircase, believed to be original, was apparently dated 1641 and was removed and sent to the USA in the earlier C20. Originally open at the bottom, in the 1930s restoration the ground floor timbers were largely replaced, and the area was infilled with historic bricks from other sites nearby and an external entrance door was added. The current stair was constructed using timbers from historic buildings demolished nearby as a 'close copy' of the original, apparently using photographic evidence. It includes spindles in the bottom steps to light the cellar and a long post which had to be raised on a stone base.

SURVIVING FEATURES

Very unusual and complex roof structure is largely intact and as originally constructed. Elements of upper floor framing thought to be original.

Renewed staircase is reputedly a close match for the original staircase of 1641 but dates to the 1930s. It contains historic timbers from other buildings demolished in the 1930s slum clearance.

CONDITION (2024)

Poor

Urgent structural repairs needed to permanently address movement due to decay of timbers.

Rainwater goods in poor condition—NE corner has been partly replaced in PVCU which needs reconnecting.

Timbers: soleplate, plinth, pentice boards & (potentially) the post to the NE corner require complete renewal, all timbers and joints need inspection, many need reconnecting or repair.

Infill panels need replacement with breathable, flexible infill.

Windows generally have fixed glazing and need repair.

Interior: Stair needs some small scale repair to a tread and riser at 1st fl level.

KEY MANAGEMENT

Complex roof structure with difficult valley arrangement makes access for maintenance difficult and issue for rainwater disposal.

Although many of the original timbers have previously been replaced to the lower levels, the upper parts of the building retain primary timbers. Repairs will need to avoid rebuilding and be carried out in situ to avoid damaging original historic fabric.

Water ingress needs addressing as a high priority to prevent further damage and decay. High ground levels around the building are causing water penetration and need to be reduced, incorporating additional measures including a French drain and relaying of paving to avoid falls toward the building. Cracked or missing windows should be secured, downpipes and gutters reviewed and measures to prevent water ingress to the building should be taken, even if only as a temporary measure.

Infill panels need monitoring to prevent falling. All need replacement with a breathable and flexible unit. New panels need careful thought—their capacity for accommodating material with additional insulative properties will need to be considered.

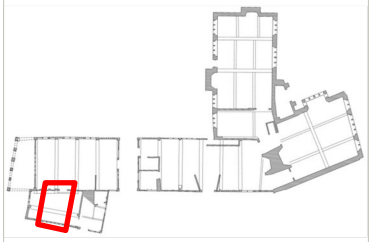
Relevant Policies: R1-5; T1-8; M1 & M4; F1-2; U; C1-2, S1-4

SIGNIFICANCE

Very high: Roof structure has A-typical constructional details with particular historic and architectural interest.

Med/Low: Renewed stair if it can be shown to have historic basis. **Low:** Reused historic material (glass, bricks, timbers etc) **None:** Alterations to ground floor to enclose entrance to stair altered in 1930s.

Listed Building	II*
Conservation Area	Y



4: ROWLEY'S MANSION

4A. NORTH WING: EXTERIOR

DESCRIPTION

The North Wing of Rowley's Mansion was built as part of a pair of connected brick wings that formed a high-status domestic dwelling, probably constructed in 1616 for William Rowley. It is thought to have been the first brick building in Shrewsbury. It is the shorter of the two wings and has a rhomboid shape which is aligned with the oddly-located end gable of the timber framed Warehouse [1], using its northernmost frame as its end wall, in which was constructed a (dated) large two-sided chimney to heat both properties. The wing is of three storeys with attics and a cellar (now infilled) and has Grinshill stone quoins, window surrounds and stringcourses to its north and western elevations which would have been very visible when approaching the building from the west. The lower levels of the east elevation were built up against 5 Hills Lane, which was demolished in the 1930s, and only has stone details to the third floor and attics above the previously adjoining roof.

The Wing's queen strut roof has two gabled dormers to the east side, and one to the north and west elevations, all with low parapets with (new) brick copings. At the join with the Warehouse's end frame, the west roof slope has a small gablet lighting the attic space to the west of the chimney. Historic photographs show that there was also a small gablet to the east of the stack (facing south) which was removed prior to 1932 . Although a domestic dwelling until the late C18, by 1808 the mansion was in use as a 'manufactory of woollens'. Within 30 years it was a grain store and, by the late C19, a bark warehouse. Illustrations from the mid-C19 show a sack hoist above the central window openings of the north elevation which was altered with sack doors. The building remained in warehouse use until it was sold to the Council in 1972. It was restored as part of the museum in the 1980s, reinstating original features including window openings, the third storey projecting bay and cartouche. An adjoining mid-C20 flat roofed two storey warehouse to its east, on the site of the earlier building, was also demolished, exposing the eastern elevation.

SURVIVING FEATURES

Brick gables and diaper work typical of 'Jacobean' style.

Grinshill stone quoins, string courses and architectural details (although some elements of the window mullions, surrounds, oriel & cartouche were reinstated in the 1980s).

Stone mullion windows to basement (now blocked)

Low level Keele bed sandstone blocks to ground floor of east elevation, but largely robbed out and refaced.

CONDITION (2024)

Roof: Clay tile covering in reasonable condition but underlying timbers need repair which require stripping. Replace modern blue brick coping with stone coping that will shed water.

Leadwork in poor condition and requires wholesale renewal.

Rainwater goods performing reasonably well but oblong downpipes have potential for blockage & should be replaced.

Masonry: generally sound. Some pointing of open joints, limited brick indents & plastic repairs to stone needed. Remove cement render to stonework & repair substrate. String courses would benefit from flashing and careful cleaning to remove staining.

KEY MANAGEMENT ISSUES/ VULNERABILITIES

Complex timber roof structure likely to retain evidence for previous alterations, specifically the gablet to the attic space, and relationship with the warehouse. It needs sensitive repair with minimal loss of historic fabric.

Water ingress needs addressing as a high priority to prevent further damage and decay.

Brick & stone repairs, indents and replacement work should use material of a similar size, colour, texture and character to those from the original build. Care should be taken to ensure that any historic patterning, such as diaper work or use of vitrified brick is reflected in any repairs.

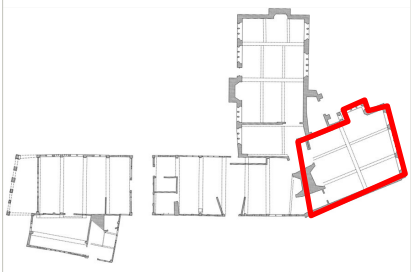
Brick and stone is vulnerable to decay from use of hard cement renders, pointing or surface finishes. Where possible these should be carefully removed and replaced with lime to avoid trapping water in the fabric.

Relevant Policies: R1-5; T1, T8; M1 & M4; U; C1-2, S1-4

SIGNIFICANCE

Very High: Extremely early example of brick building in provincial and urban environment with gables, stone architectural details and diaper work typical of 'Jacobean' style, albeit somewhat affected by later alterations and reinstatement work.

Listed Building	II*
Conservation Area	Y



4: ROWLEY'S MANSION

4B. NORTH WING: INTERIOR

DESCRIPTION

The North wing was originally in high status domestic use and was heated on each of its 3 floors (and potentially the cellar), by a shared chimney with the adjoining warehouse. Early 19th century commentators described the ground floor of the north wing as the 'great chamber or withdrawing room' *and adorned with a basso-relievo representation of the Creation and other devices in stucco &c.*' (Pidgeon 1837) suggesting there may have been a heavy plasterwork overmantle over the fireplace (of which there is now no trace).

Exposed sections of the ceiling beams in the ground floor chamber are moulded and chamfered and were originally designed to be seen, but were concealed behind heavy plasterwork as part of a moulded plaster ceiling, perhaps by around 1640. The current ceiling possibly displays two or three different styles of plasterwork but has been the subject of much repair and reworking, some of which may have been speculative. The other rooms were recorded as having had 'oak wainscot [panelling] lining the walls' and are now painted brick. Morriss suggested that the area to the south of the projecting bay has evidence for an original door opening into the wing from the porch.

SURVIVING FEATURES

Hearths to the shared chimney with the warehouse on the ground, 1st and 2nd floors with stone four centred 'Tudor' arched fireplace

(Restored) moulded plaster ceiling appear to have been influenced by the Classical style popularised by Inigo Jones after 1640, but includes some stylistically early elements.

Ceiling beams with ornate stops and chamfers to ground floor chamber.

(Potentially) a blocked entrance into the wing from the porch.

CONDITION (2024)

Good to Fair

Walls and ceilings in good condition except SE corner of 2nd floor where damage caused by water ingress. Softwood repairs have been carried out & section of floor has been removed. 2nd fl ceiling is fibreboard and needs replacing. Some resin repairs to ceiling beams on all floors. All are performing. Vinyl paint used on walls which may trap in water.

Timber floorboards to 1st floor and above. Extensively patched with softwood, renewed to 2nd floor but sound. Gd floor is solid and sound. Attic floor boards in poor condition & need replacing.

Fireplaces in good condition. Some damp to the west side of the gd floor chimneybreast possibly due to flashing/lack of ventilation. **Modern insertions** -good condition (fire doors, etc).

KEY MANAGEMENT ISSUES/ VULNERABILITIES

Water ingress to the attic roof needs addressing as a high priority to prevent further damage and decay. Previous repairs to the 2nd floor suggest there may be an issue with the intersection between the rafter and wall plate which needs monitoring or review as part of an overall repair strategy.Roof and leadwork issues causing damp to the chimneybreast & need to be rectified.

Modern materials have been used for repairs, including resin, softwood timber for floorboards and rafters and plasterboard & vinyl paint. Where possible, these should be replaced in any future repair scheme using traditional materials and techniques.

There should be further investigations into the plaster ceiling and of the walls for traces of fixings relating to earlier decorative schemes, panels or overmantels, or an entrance from the porch.

Access arrangements to the attic space need to be reviewed as part of any proposals for new use to ensure safe access.

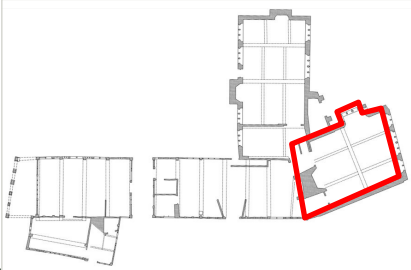
Relevant Policies: R1-5; T1-8; F1-2; M1 & M4; U; C1-2, S1-4

SIGNIFICANCE

Very high/High: moulded plaster ceiling and the beams beneath. Surviving floor structures or ceilings. Original stone fireplaces, quoins and internal window reveals, mouldings etc - but many renewed.

Low/none: modern work including most floors, surface finishes and (probable) renewed floors

Listed Building	II*
Conservation Area	Y



4: ROWLEY'S MANSION

4C. WEST WING: EXTERIOR

DESCRIPTION

The West Wing of Rowley's Mansion was built as part of a pair of connected brick wings that formed a high-status domestic dwelling. It was probably constructed in 1616 for William Rowley and is likely to have been the first brick building in Shrewsbury. The Wing is of three storeys with attics and a cellar and was heated by fireplaces to each floor, off two large external chimneys with (renewed, truncated) octagonal brick stacks. The brick elevations have Grinshill stone quoins, window surrounds and stringcourses to the 1st and 2nd floors which act as a drip mould to the mullioned and transomed windows below. The upper windows have stone labels. The ground floor of the south elevation has brick mullioned and transomed windows which bear traces of render - some historians say this shows they were originally intended to look like stone.

The wing's north and western elevations would have been very visible when approaching the building from the west and the original entrance was through a Jacobean stone porch, but the narrow doorway to the south elevation is also original, the steps are restored. The porch has Tuscan columns, formed in an angle formed between the two wings, with a (much rebuilt) canted section above it. The porch was removed in the C19 but reinstated as part of a programme of major restoration in the 1980s. The queen strut roof structure is slightly higher than the warehouse and resulted in a small gablet at the east end of the wing, on top of the warehouse roof ridge. The wing has a single gabled dormer to the north elevation and two to the south—these are original but do not match the internal roof bays, all with low coped parapets in (new) blue brick. Although a domestic dwelling until the late C18, by 1808 the mansion was in use as a 'manufactory of woollens'. Within 30 years it was a grain store and, by the late C19, a bark warehouse. The building remained in warehouse use until it was sold to the Council in 1972 and was restored as part of the museum in the 1980s.

SURVIVING FEATURES

Brick gables and projecting stacks.

Grinshill stone quoins, string courses and details.

Jacobean stone porch in canted section between two wings.

Some original stone window surrounds, some with evidence for glazing.

Original cut brick window surround & mullions to S elevation

Primary narrow door to S elevation.

Keele bed sandstone blocks below plinth.

CONDITION (2024)

Roof: Clay tile covering in reasonable condition, underlying timbers need repair which require stripping. Replace modern blue brick coping with stone coping that will shed water. Porch roof may require re-detailing to shed water.

Leadwork in poor condition and requires wholesale renewal.

Rainwater goods performing reasonably well but oblong downpipes have potential for blockage & should be replaced.

Masonry: generally sound. Some pointing of open joints, limited brick indents & plastic repairs to stone needed. Slight movement crack in S elevation may need internal lateral restraint. Clean steps & redecorate rail to S elev. String courses would benefit from flashing & removal of staining.

KEY MANAGEMENT ISSUES/ VULNERABILITIES

Any repairs to the complex timber roof structure or original windows needs to be sensitive with minimal loss of historic fabric.

Water ingress needs addressing as a high priority to prevent further damage and decay.

Structural movement should be remedied, where this can be shown to be of concern, using methods of minimal intervention.

Brick & stone repairs, indents and replacement work should not attempt conjectural recreation. Material of a similar size, colour, texture and character to the original build should be used, respecting historic patterns and openings, even if blocked.

Brick and stone is vulnerable to decay from use of hard cement renders, pointing or surface finishes which trap water in the fabric.

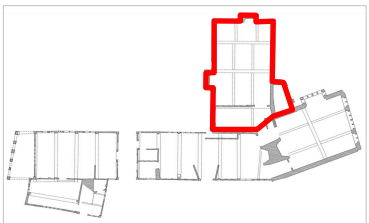
Hard surfaces close to the building are likely to be causing rainwater splashing and water penetration and need altering.

Relevant Policies: R1-5; T1-8; F1-2; M1 & M4; U; C1-2, S1-4

SIGNIFICANCE

Very High: Extremely early example of brick building in provincial and urban environment with gables and diaper work typical of 'Jacobean' style, albeit somewhat affected by later alterations and reinstatement work.

Listed Building	II*
Conservation Area	Y



4: ROWLEY'S MANSION

4D. WEST WING: INTERIOR

DESCRIPTION

The West wing was originally in high status domestic use and was heated on each of its 3 floors (and ?in the stone-lined cellar) by two projecting chimneys each of which has a moulded stone fireplace internally, although some appear to have been renewed. At the east end the wing butts up against the west elevation of the timber framed warehouse which forms part of its eastern internal wall. This shows evidence for the jettied frame having been altered to accommodate the wing with its different floor level when the wing was added. The rooms are believed to have originally had oak wainscot [paneling] lining the walls and are now painted brick.

By 1837 the Mansion was described as being a store-house for grain and by the 1870s, the whole of the '*splendid [internal] wood work had been removed and sold'* and it may have been in this period that it became a bark warehouse, for which the stairs and floors were removed. Curiously, the ceiling beams appear to have been retained in situ, despite the loss of the floors. The original stair was presumably located in at least part of the eastern-most bay of the mansion but work in the 1980s restoration must have removed this when, it is assumed, making additional space for the current modern staircase.

SURVIVING FEATURES

Basement lined with Keele bed sandstone is original.

Hearths to two chimneys on the ground, 1st and 2nd floors with stone four centred 'Tudor' arched fireplaces. (Some may have been renewed).

Heavy main ceiling and bridging beams exposed to all floors despite previous loss of ceilings and floor joists.

Blocked entrance into the wing from the porch.

Evidence in the adjoining warehouse framing for how the wing related to the original structure.

CONDITION (2024)

Fair

Basement -. Evidence of water ingress causing salt damage to walls, wetting timbers which bear onto masonry and need repair. Cast iron columns supporting ceiling beams are sound.

Ceiling and floor joists and surfaces are modern and appear in good repair. Carpeted floors. Main beams have some resin repairs which are performing but need monitoring –some connections may need reinforcing with steel strapping. Water staining to 2nd floor walls resulting from issues with roof.

Stair & Lobby—modern stair in good condition. Damp ingress to chimney breast at all levels. Softwood window needs replacing.

Modern insertions -good condition (fire doors, etc).

Attic in poor condition, resulting from issues with roof structure, floorboards all need replacement.

KEY MANAGEMENT ISSUES/ VULNERABILITIES

Water ingress needs addressing as a high priority to prevent further damage and decay. Issues with the attic roof need addressing as a high priority to prevent further damage and decay. High ground levels around the building are causing water penetration and need to be reduced, incorporating additional measures including a French drain.

Access arrangements to the basement are awkward and need to be configured.

Modern materials have been used for repairs, including resin to beam ends, plasterboard and vinyl paints. Some are in need of monitoring and where possible, these should be replaced in any future repair scheme using traditional materials and techniques which allow the building to breath.

Access to the upper floors cannot be achieved without use of the stairs and is likely to need review as part of any future use.

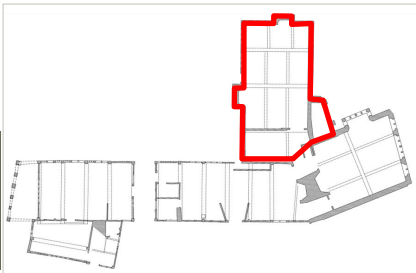
Relevant Policies: R1-5; F1-2; M1 & M4; U; C1-2, S1-4

SIGNIFICANCE

High: main beams to ceiling, stone fireplaces, quoins and internal window reveals, mouldings etc. Exposed timber frame in stairwell to warehouse.

Low/none: modern surface finishes such as renewed floors/ceiling joists

Listed Building	II*
Conservation Area	Y



Appendix 2: List of Associated Reports

1. Advanced Wastewater and Drainage Ltd: CCTV Survey and Inspection Report Rowley's House and Mansion, Barker Street, Shrewsbury, SY1 1QH, September 2024.

2. Arrol Green: Rowley's House & Mansion Access Audit Report, 2024.

3. Arrol Green: Rowley's House & Mansion Condition Report, November 2024.

4. BiOME Consulting: Rowley's House and Mansion Bat survey Report_v2_final, July 2024.

5. Clach Conservation Engineering Ltd: 096-Rowley's House and Mansion, Stage 1 Structural Condition Appraisal, May 2024.

6. Faithful & Gould: Measured survey – floor plans and elevations (amended), 2024.

7. Heritage Innovation: 3D model Surveyed October 2024. https://sketchfab.com/models/cad39004dc334fad879a21f462523902/embed?autostart=1

8. Heritage Innovation: Detailed roof model (textured) Surveyed October 2024. https://sketchfab.com/3d-models/rowleys-house-roof-textured-0e31bbc01bb74cdc8235dc3e497933a0

9. HSL Compliance: Asbestos Management Survey at SABC161- Rowley's House 1 Barker Street, Shrewsbury, SY1 1QH, August 2023.

Appendix 3: Key stakeholders involved in the preparation of the CMP

Organisation		Role
Shropshire Council	Peter Gilbertson	Senior Project Management Officer
Shropshire Council	Andy Wigley	Policy & Environment Manager (Client steering group member)
Shropshire Council	Rob Woodbury	Senior Design Feasibility Manager (Client steering group member)
Shropshire Council	Cllr Lezley Picton	Leader of the Council
Shropshire Council	Cllr Dean Carroll	Portfolio Holder for Growth & Regeneration
Shropshire Council	Grant Wilson	Infrastructure, Contracts and Compliance Manager
Shropshire Council	Fay Bailey	Manager Shropshire Museums & Archives
Shropshire Council	Lois Dale	DDA /equalities adviser
Shropshire Council	Brandon Braun	Archaeological Planning Advisor
Shropshire Council	Karen Rolfe	Conservation Officer
Shrewsbury Town Council	Helen Ball	Town Clerk, Shrewsbury Town Council
Shrewsbury Town Council	Amanda Spencer	Deputy Town Clerk, Shrewsbury Town Council
Friends of Rowley's House	James Parker	Chair
Friends of Rowley's House	Peter James	Treasurer
N/A	Phil Scoggins	Local historian/ former Museum Interpretation Officer
Shrewsbury Civic Society	Mike Dinneen	Chair
Shrewsbury Civic Society	Oscar Baldry	
Shrewsbury BID	Seb Slater	Executive Director
Morris Property	Elizabeth Lowe	Head of Development
Shrewsbury Disability Access Group	(no response)	Chair (invited)
Historic England	Ben Williscroft	Inspector of Historic Buildings
West Mercia Police	Jonathan Lightfoot	Rural and Business Crime Officer
Shrewsbury Town Council	Cllr Pam Moseley	(Chairman of Planning Committee)
Shrewsbury Town Council & Shropshire Council	Cllr Nat Green	Local Ward Member
Shrewsbury Town Council & Shropshire Council	Cllr Alan Moseley	Labour Group Leader
Shrewsbury Town Council	Cllr Rob Wilson	Liberal Group Leader
Shrewsbury Town Council	Cllr Julian Dean	Green Group Leader
Shrewsbury Town Council	Cllr Alex Phillips	Conservative Group Leader
Arrol Green	Rob Green	Architect working on Rowley's Warehouse & Mansion