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Historical & Archaeological Building Report on Somerset Place Sion Hill Bath



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Introduction

Somerset Place is an incomplete Grade 1 listed crescent of 16 houses, possibly designed by John Palmer, who is mentioned specifically in an early deed. The central façade was designed by John Eveleigh and built between 1792 and 1800. The crescent forms the western end of the serpentine Lansdown Crescent development, on the southern slope of Lansdown Hill above Bath. The land was formerly part of a pasture called Great Lydes, purchased by Thomas Paine in 1784. Paine planned to build 20 houses but the 1793 financial crash meant that numbers 1-4, despite their foundations having been constructed, were never built. The crescent was badly damaged in the 1942 Bath Blitz and several houses were destroyed, though 10-11 retaining their original façade with Eveleigh's signature 'Iceman' keystones above the doors.

Following the war, Bath Corporation gradually purchased the buildings to use as a hostel for the City of Bath Training College of Domestic Science. Numbers 5-7 and 10-13 were rebuilt between the 1950s and 1960s by architect Hugh D. Roberts. The Corporation also purchased the various properties lining Winifred's Lane above Somerset House for the college. These formerly comprised Grape Vine Cottage on the corner of Winifreds Lane and Somerset Lane and the former Somerset Arms public house beneath, together with its gardens. The gardens of numbers 14-20 have been retained, the others incorporated into grounds for what is now the Art College of Bath Spa University on which several classrooms have also been built.

In 2005 a decision was made to relocate the art college and Somerset Place was purchased by Future Heritage along with the Winifred Lane properties and the lawn in front of the crescent, beneath which is Thomas Paine's reservoir and possibly an 18th century ice house.

The report has been carried out by Kay Ross of The House Historians for Future Heritage as part of an application for listed building consent. It considers the historical background of the building of Somerset Place and the associated gardens and buildings in Winifred's Lane using extensive documentary sources. It also considers the archaeology of the 18th century Somerset Place development and its associated buildings and gardens. The structural changes that have taken place to the interior of the buildings are outside the scope of this report.

Documentary evidence has been drawn from a number of sources, including the deeds for Somerset Place supplied by Future Heritage (FH). Architects plans from these deeds and from Building Control records stored at Bath Records Office have been included in the report where copyright permits. All photographs are by Kay Ross unless specified.

English Heritage Listing



Somerset Place, Bath

ST7466SW SOMERSET PLACE Nos.5-20 (Consecutive) and attached wall and railings

656-1/15/1503 Grade I Listed 12/06/50

Crescent of 16 terrace houses, now college. 1791-c.1820 (some restored after World War II bombing). By John Eveleigh.

MATERIALS: limestone ashlar, slate mansard roofs with dormers and moulded stacks.

PLAN: double depth plans some with one or two storey rear lobbies.

EXTERIOR: 3 storeys with attics and basements, each house of 3 bays. The crescent curves outwards from a central pair of houses, marked by the giant broken segmental pediment over the parapet, and descends downhill to the east. Subtle line of parapet pierced by circles in front of dormers, modillioned cornice, frieze, and ground floor platband continuous, windows of each house step downward in threes. All have 6/6-pane sash windows, 6-panel doors under rectangular fanlights with semicircular tracery and cornices on consoles.

The dominant feature of terrace is the central symmetrical pair of houses, Nos. 10 and 11, known to have been designed by John Eveleigh. These, the earliest part of the development, are stepped slightly forward from the rest, and are not curved in plan like the rest. Full width broken segmental pediment, with central pedestal and urn. Tympanum richly carved with swags caught up by pegs and rings. Moulded architraves rest on continuous sill string courses to upper floor windows, with garlands of husks looped over paterae to centre. Windows to the first floor have cornices and a semicircular arched niche to centre mounted by open triangular pediment with festoons to tympanum, cornice rests on those of flanking windows. The central pair of doors each have masks of frosted vermiculation to tall triple keystones which reach cornices on consoles that terminate in carved leaves, blocks to architraves and restored

C20 overlights. Flanking windows have plain architraves with stepped triple keystones. C20 horned 6/6-pane sash windows.

Houses to each side are simpler. Those to the left have doors to right, those to right have doors to left. Nos 5-7 reconstructed after bombing, but parapet and cornice appear to be original. No.8 has balconettes to second floor and early C19 trellised first floor balcony on cast iron brackets with swept canopy and 6/9-pane sash windows. Doorcase has banded rustication, an unusual acanthus leaf mask keystone, and C20 fanlight.

No.9 has balconettes to upper floors, C20 horned 6/6-pane sash windows and similar doorcase with crown glass to original cobweb fanlight.

No.12 similar.

No.13 similar with acanthus leaves to keystones.

No.14 similar to No.13.

No.15 similar, without balconettes.

No.16 has original crown glass fanlight, No.balconettes and plain keystones.

Nos 17-20 have first floor sills lowered to platband.

No.17 has C20 horned 6/6-pane sash windows and plain keystone over original crown glass fanlight.

No.18 has late C19 plate glass sash windows, mid C19 balcony on scroll brackets to first floor and original fanlight. Circular panels in parapet have been cut away.

No.19 has semicircular plan balconettes to first floor and plain overlight. Similar treatment to parapet.

No.20, stepped slightly forward, has banded rustication and incised voussoirs reaching platband to two left hand ranges of ground floor and balconettes to first floor. Range to right cants back, door to left of it has blocked overlight and low small circular window to right. Rear: limestone rubble and render. Central houses have full attic storey. Nine houses to left rebuilt except No.8 which has crown glass to 6/6-pane sash windows with balconettes. Few one and two storey rear lobbies, some of rear party walls to right end of terrace project to provide stacks to rear lobbies, some are brick. Some 8/8-pane sash windows with balconettes mostly C19 and C20 windows.

INTERIORS: Not inspected. Many panelled shutters, 6-panel doors with

fanlights to the rear of the hall are known to survive. A series of 1925 photographs of the interior of No.12 is in the NMR: these record extensive plasterwork, decorative arches on brackets to ground floor passage, open-string dog-leg staircases with cantilevered stone treads with mahogany rails, wrought iron lyre decoration and stick balusters, marble chimneypieces, arches between reception rooms.

SUBSIDIARY FEATURES: good area railings. Land slopes down to right and terrace forecourt level. Revetment wall rises to approx 2m high, ashlar to front (approx 10m) and rubblestone to right return (approx 6m), attached to right hand corner of No.20 and railings to top have support for former lamp bracket.

HISTORY: This development, continuing the sinuous line of Lansdown Crescent, was commenced by John Eveleigh in 1790 but was abandoned for financial reasons, and only resumed in c1820. Nos. 1-4, the western end, were never built above ground; Nos. 5-7 and 10-13 were gutted by incendiaries in 1942. One of the most unusual of Bath's crescents.

[SOURCES: Walter Ison, 'The Georgian Buildings of Bath' (2nd ed. 1980), 176; Thom Gorst, 'Bath. An Architectural Guide' (1997), 184-5].



SION HILL (North side) Grade II Flight of steps, railings and overthrow leading to Somerset Place

656-1/15/1485 ST7466SW

Flight of steps, railings and overthrow leading to Somerset Place. Late C18. Tooled Pennant stone steps, wrought iron railings and overthrow. Wide flight of steps rises from south west in 6 stages of approx 10 steps each with landings between. To left coped retaining wall, to right coped plinth to square section railings with gate and part of overthrow to former lamp.

RETAINING WALL BELOW SOMERSET PLACE, WINIFRED LANE

ST 7466 SW 5/1813 Grade II
Date listed/ last amendment 05 August 1975

Would appear to have been a 2 storey stone rubble cottage built into hillside. Early, C19 picturesque. 2 windows with wood mullions and transoms shaped heads. Blocked doorway

Entry for Somerset Place in Pevsner

Somerset Place, Bath's most unusual crescent of sixteen houses above Cavendish Crescent. Started by John Eveleigh in 1790, it was abandoned for financial reasons and only resumed c. 1820; the w wing has only five houses though cellars were built for two more. The central symmetrical pair, Nos. 10—11, dominate, with a big six-bay broken segmental pediment. The tympanum is carved with paterae and swags caught up by pegs, and reverse curves to the tympanum in the broken section meet to form a pedestal with a vase finial. The first floor has a central arched niche with an open pediment. The paired doors have Gibbs surrounds and icicle keystone masks [98] and cornices on consoles that terminate in carved leaves. These houses were built first as a semi-detached pair; they step slightly forward, and are not curved in plan like the wings. The flanking houses are simpler, three storeys, three bays; the E wing descends downhill, managing the slope with a tilted platband and cornice. The doorcases are rusticated and have cornices on consoles, some with unusual acanthus leaf keystones. Nos. 5—7 and 10—13 were gutted by incendiaries in 1942 and rebuilt for student hostels by Hugh D. Roberts, 1950-60S (Forsyth:2003, 171)

Bath & North East Somerset SMR entries

Pre 18th century

SMR Number	Site Name	Record Type
MBN1688	Iron Age Settlement	Monument
DITCH (Ditch, Iron Age - 800 BC to 42 AD)		

Description

J.W. Gardner of Kingswood School, Bath, has a few Iron Age "B" sherds which he found in 1957 at ST74356621. Site now covered by a road {1} A rubbish pit yielded coarse pottery and a large number of typical Early Iron Age loom weights, part of a decorated bowl of Glastonbury type. Noted by E.A.Shore. {2} Two Iron age ditches cut 20 and 30 cm respectively into natural subsoil. In area ST74336620. Discovered in 1972 during road works within the grounds of Bath College of Education (involving the widening of the western side of the entrance drive leading from Sion Road near to and parallel to Winifred's Lane. {3}{4})

Sources

: Cunliffe B. 1979. Excavations in Bath 1950-75.
: Bath SMR. -. SMR B166 B169.
: Palmer J. 1966. ST76NW1.
: Gardner J W. 1966. Excavations on Lansdown.

SMR Number	Site Name	Record Type
MBN10008	Roman Burials, Domestic Science College 1	Monument
BURIAL (Burial, Roman - 43 AD to 409 AD)		

Description

Three Stone Coffins and at least three inhumations found in 1954. (1)(2)

Sources

(1) Article in serial: -. 1954. -. JRS vol.14 p140
(2) Monograph: Cunliffe B (ed). 1979. Excavations in Bath 1950-1975.

SMR Number	Site Name	Record Type
MBN10009	Roman Burials Domestic Science college 1	Monument
BURIAL (Burial, Roman - 43 AD to 409 AD)		

Description

During building work in preparation for the new college in 1958 Roman burials and occupation layers were recorded. {1}

Sources

: Cunliffe B (ed). 1979. Excavations in Bath 1950-1975.

SMR Number	Site Name	Record Type
MBN10006	Romano-British Burials found at St Catherine's Hermitage	Monument
BURIAL (Burial, Roman - 43 AD to 409 AD)		

Description

Romano-British burials found when digging foundations of a new house at St Catherine's Hermitage in 1808. (1)

Sources

(1) : Cranch. 1816. Paper of Roman Antiquities.

SMR Number	Site Name	Record Type
MBN1689	St. Winifred's Chapel Sion Hill	Monument
CHAPEL (Chapel, Medieval - 1066 AD to 1539 AD)		

Description

ST7428366137, St. Winifred's Chapel (site of) {1} The published site of St. Winifred's Chapel is now occupied by the Bath College of Domestic Science. King and Watts mention that at the time of the Reformation St. Winifred's Chapel stood below Cavendish Crescent (ST74376597). No confirmation of this site can be obtained. {2}{3}

Sources

: King and Watts. -. The Municipal Records of Bath.

: -. 1952. -.

: Palmer J. 1966. ST76NW7.

SMR Number	Site Name	Record Type
MBN10007	Roman Burials, Holly Heights	Monument

BURIAL (Burial, Roman - 43 AD to 409 AD)

Description

Three Roman stone coffins found during building operations and recorded by the Bath and Camerton Archaeological Society. (1)

Sources

(1) Bibliographic reference: Cunliffe B (ed). 1979. Excavations in Bath 1950-1975.

SMR Number	Site Name	Record Type
MBN1845	Sion Hill cemetery	Monument

CEMETERY (Cemetery, Roman - 43 AD to 409 AD)

OCCUPATION SITE (Occupation, Roman - 43 AD to 409 AD)

Description

From as early as 1808 Roman burials have been noted from the area of Sion Hill centered around St Winifreds Well further work in the 1950's also produced evidence of Iron Age occupation and it has been suggested that there is also evidence for Roman occupation, part of a tessellated pavement pottery and glass were recovered {1}{2}{3}{4}{5}, but it is possible that all of these could be associated with the cemetery and that the settlement focus is elsewhere. {6}

Sources

: Scarth H M. 1864. Aquae Sulis.

: Cunliffe B. 1969. Roman Bath.

: -. -. SMR B167 B164 B168 B169 B165 B184.

Unpublished document: Alexander Kidd. Ceramics and Settlements of the First Millenium BC within the County of Avon.

: Cunliffe B. 1979. Excavations in Bath 1950-75.

: Evans D R. 1994. -.

: Cranch. 1816. Paper of Roman Antiquities.

18th – 19th century

SMR Number	Site Name	Record Type
MBN4294	Somerset Place Garden	Monument

GARDEN (Garden, Post Medieval - 1801 AD to 1900 AD)

Description

A typical early C19 communal town garden, now informally planted. {1}Communal Garden for Somerset Place laid out 1791-1820, irregular oval garden, now informally planted with trees and shrubs. {2}A typical late Georgian town garden. {1}Rather neglected. {1}

Sources

: Harding S and Lambert D. 1991. A Gazeteer of Historic Parks and Gardens in Avon.

: Thacker E T. 1984. Garden survey Form 2.

Related Gardens

SMR Number	Site Name	Record Type
MBN11444	Icehouses	Building

ICEHOUSE (Post Medieval - 1700 AD to 1800 AD)

Description

'Icehouses' are marked on this in the 1880s. (1) In the mid-18th century, the east side of this lane lower down (now the site of Cavendish Crescent) was known as 'Vivien's Pleasure Garden and 'Icehouse'.

Sources

(1) Map: O.S.. 1888. 1st edition County Series; Somerset XIV.I, 25" scale.

SMR Number	Site Name	Record Type
MBN4297	Sion Hill Place Garden	Monument
GARDEN (Garden, Post Medieval - 1801 AD to 1900 AD)		

Description

A typical rectangular early C19 communal town garden {1} Communal garden for terrace built 1818-20 designed by John Pinch, garden possibly from same period, now informally planted with mature trees and shrubs, with open area to north. {2}A good example of a Georgian communal town garden. {1}Reasonably maintained. {1}

Sources

: Harding S and Lambert D. 1991. A Gazetteer of Historic Parks and Gardens in Avon.
: Thacker E T. 1984. Garden Survey Form 2.

SMR Number	Site Name	Record Type
MBN4299	Cavendish Crescent Garden	Monument
GARDEN (Garden, Post Medieval - 1801 AD to 1900 AD)		

Description

Small triangular communal garden with informal layout. Early C19 {1}Communal garden for crescent built 1815-30 designed by John Pinch: garden presumed to date from same period. Now informally planted with mature trees and shrubs, large retaining wall on west and south-east sides. {2} An interesting late Georgian communal town garden. {1}Reasonably cared for. {1}

Sources

: Harding S & Lambert D. 1991. A Gazetteer of Historic Parks and Gardens in Avon.
: Thacker E T. 1984. Garden Survey Form 2.

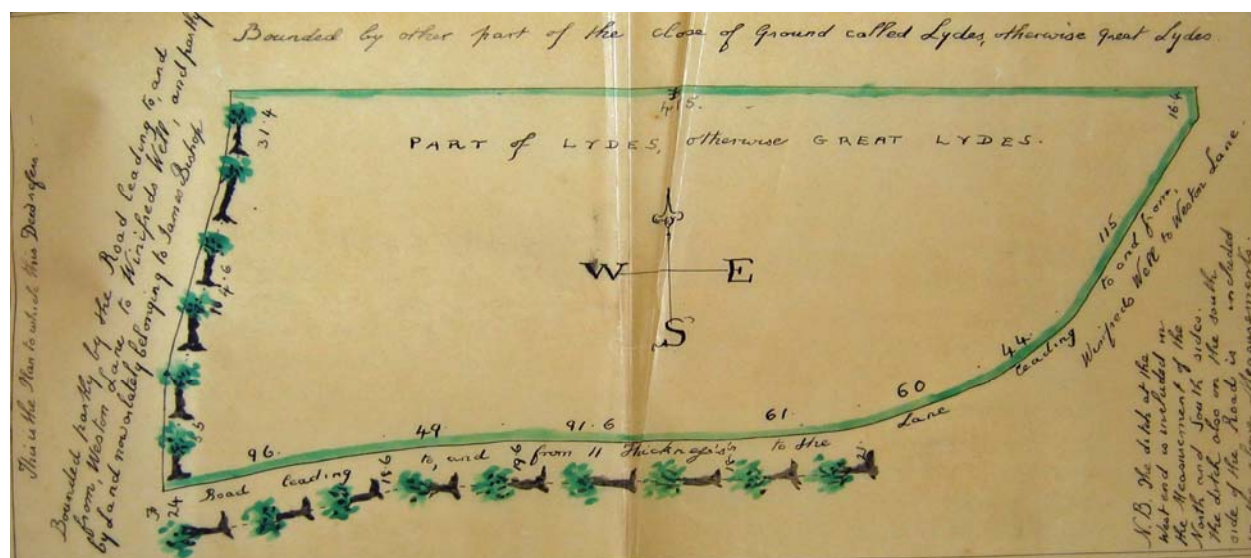


Aerial view of Somerset Place, Bath

Great Lydes

The land on which Somerset Place was built was formerly part of 2 closes of land which comprised a pasture called Great Lydes. It was owned by John Hooper, whose family were in possession of a large amount of land outside the city walls. The land on this part of Lansdown Hill had been leased by the Hooper family from the late 17th century. Including Great Lydes, it comprised 7 acres of land, 3 acres of meadow and 30 acres of pasture with 'pasture for 30 sheep and 3 Beasts' together with the tithes generated from 2 acres of land and 9 acres of pasture. William Saunders, a London gentleman had leased the land to William Hooper in 1699 (BRO: 0054/1, 1699). In 1703 William and his wife Anne conveyed the land to their son William, his wife Dioness, daughter of William Harington, Lord of the Manor of Kelston and John Britton, also of Kelston (BRO: 0054/1, 19-20 April 1703). Two contemporary plans show the land on Lansdown Hill in various ownership at that time (Fig. 1-2).

In 1777 Great Lydes had been conveyed to John Hooper, the only son and heir of William and Dioness, together with his widowed sister Anne Baker (5 May 1777). They formally 'levied one fine of acknowledgement of Right of Proclamations' to landowner Ralph Allen. He, in turn, granted Hooper and his family entitlement 'for ever and to no other use' (FH: Release, 15 July 1786). In 1784 John Hooper leased a 1 ½ acre 'plot of ground and premises', part of Great Lydes and worth a farm fee of 12 guineas, to John Fielder, a plasterer and tiler. Fielder was the trustee for Thomas Paine, a Bath victualler, on whose behalf he purchased the plot in order to build properties.



1. Copy of plan of the first part of Great Lydes purchased by Paine (FH: Release 15 July 1786)

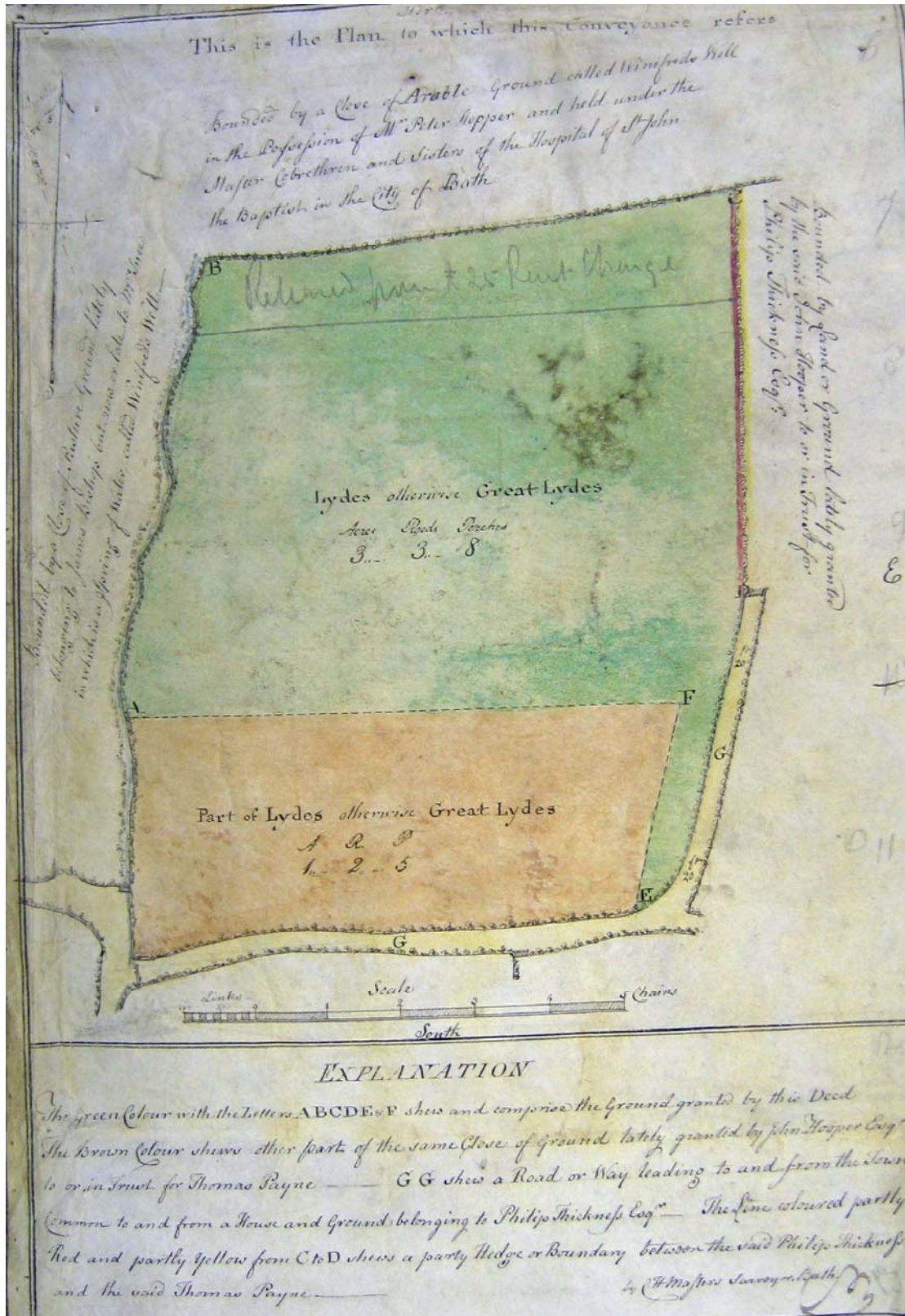
The property was drawn on a lease of 1786 (1)

bounded on the north by the rest of Great Lydes and on the south and east by the premises of Philip Thickness to the lane leading to and from Weston Lane to the close of pasture lately belonging to James Bishop...and other lands.

It was bounded on the west by the same lane 'leading from Weston Lane to Winifred's Well' and partly by James Bishop's pasture. Significantly, this pasture contained the spring known as Winifred's Well which was to provide much of the

water for the new developments on this part of Lansdown (BRO: 0054/1, 24 September 1784).

The lane to Philip Thicknesse's property, The Hermitage, divided Somerset Place from the newly built Lansdown Place West. The lane ran along the south-eastern boundary of Great Lydes. A hedge ran up the south-western boundary of the field, parallel with what is now Winifred's Lane.



2. A plan of Great Lydes from a Somerset place lease (FH: Deed 1786)

In 1786 Paine and Fielder purchased the remaining part of Great Lydes, coloured green on the plan (2), containing 3 acres 3 roods and 8 perches. It measured 406 feet on the north and south boundaries, 88 feet on the east side and 62 on the west. It was bounded on the north by a field confusingly called Winifreds Well and occupied by Peter Hooper.

He in turn leased it from the 'Master, Brethren and Sisters of The Hospital of St John The Baptist in Bath'. To the west of Paine's new field was Barn Piece, which actually contained Winifreds Well and belonged to James Bishop, who then leased it to a Mrs Snee. The north-east side was bounded by the lane [Somerset Lane] which led up to Philip Thicknesse's house, The Hermitage.

Later, in 1798, John Hooper formally released Great Lydes to John Fielder. Peter Hooper's field [Winifred's Well] then belonged to Mr Broom and Barn Piece which contained the well belonged to the Monk family. The Hermitage land to the east that had belonged to Philip Thicknesse and then his son was now in the possession of Thomas Coward.

The Building of Somerset Place

Thomas Paine had purchased Great Lydes in order to build Somerset Place, a crescent of 20 houses with gardens and coach houses behind and a lawn in front. Building leases show Paine leasing plots of land to different artisans such as carpenters, plasterers and tilers. Carpenters William Culverswell and Charles Wheeler, for example, leased nos. 12 and 13 respectively.

An 1789 plan for no. 11 Somerset Place (3) shows a rather different layout to that actually completed. A gated 30 foot wide lane led to Bath Town Common and another identical lane led to Lansdown Place [Lansdown Crescent]. Railings ran across the bottom of the triangular lawn between them. To either side of these lanes were two more triangular lawns with the 35 foot wide carriage road running across the top. Beyond was the 16 foot wide paved footway then Somerset Place itself, drawn as a straight row of houses rather than a curve. A further lane [Somerset Lane] led from the eastern boundary of the lawns to 'Mr Thicknesse's ' [The Hermitage]. The lane continued up to the stables along the east side of 20 Somerset Place. On the western boundary, the lane ran around the north edge of the Town Common, a gate leading into the 5 acre field above. Somerset Lane continued around the rear of Somerset Place where the new stables and coach houses were situated. Winifred's Lane had yet to be built.

There is some debate over who designed Somerset Place. The building leases for nos 12-13 Somerset Place refers to City architect John Palmer (1742-1818) 'but if dead then a proper person shall be chosen'. Palmer was appointed City Architect in 1792 and he had designed Lansdown Crescent to the east of Somerset Place.



4. Eveleigh's trademark 'Iceman' keystone

Though Palmer was still alive long after Somerset Place was completed, there appears to be no other evidence of his involvement in its building. What is certain is that the architect John Eveleigh was responsible for the central façade of nos. 10-11. In the 1790s he was involved in the large Grosvenor development on the London Road and his trademark 'Iceman' keystones (4) were used both at Grosvenor and above the doors of nos.10-11 Somerset Place.

Once Somerset Place had been designed, the builders had to construct the buildings as specified by the architect' and 'agreeable to The Plan' with a proper party wall to the house and gardens, the garden walls not higher than 7 feet. The frontage of each building ranged between 23 and 25 feet and the gardens ran back over 200 feet to a rear 25 foot wide coach road, now Somerset Lane, leading to stables and coach houses. No stable or coach house erected behind was to exceed 20 feet in height or extend back from Somerset Lane more than 25 feet. They could not be used as a dwelling or have a flue added. The area directly in front of the buildings, forming part of the property, was to be 10 foot wide.



5. Building Lease of Somerset Place property

Most of the buildings have unusual staggered side walls to accommodate the curve of the crescent. The 1790s building lease for one of the houses (5) shows the plan and describes the boundaries on each side. The gardens all have a further kink to adjust them, most clearly shown on the 1793 plan of no. 17 Somerset Place (Fig. 4).

Paine was paid an annual ground rent for each plot, which varied according to its size. Numbers 5-8 and 13-14 paid £9 4s. nos. 15-16 paid £8 16s. and the largest houses, nos. 17-20 and the two central ones, 10-11, paid £10. These ground rents remained unaltered into the present century.

The financial crash of 1793 had affected Paine, and he had borrowed extensively in order to build his small empire in this part of Bath. It appears that John Fielder, as Paine's trustee, had also been responsible for mortgaging parts of the land, reconveying the 1 ½ acre property in 1790 in order to secure a £500 mortgage with interest. Paine's mortgagor was Emma Dickinson, who had lent him thousands of pounds. When, in 1819, Emma took him to court, he owed her the very precise sum of £9, 324 3s 8d and 3 farthings. The judge at Taunton Court awarded in favour of Emma, leaving Paine to find £102 6s 6d costs as well as a further £20 8s for the accountant. Paine agreed to convey all the property to Thomas Shaw, Emma's son-in-law and trustee.

The court case and effective bankruptcy was probably the cause of Paine's death soon afterwards. He left everything to his widow Elizabeth, known as Betty, who promptly assigned the 1 ½ acre plot of land containing part of Somerset Place to Emma Dickinson and her son the Rev William Henry Dickinson (0054/33 27 March 1819).

In 1820 a schedule was made of all Thomas Paine's properties, his tenants and the income from them. He still owned 4 houses in Somerset Place; no. 12 let by Captain Evans for £130 per annum, no. 18 and 19 let by Captain Johnson and Mr Byrne respectively for £105 per annum each and no. 20 let to Mr Daniel for a yearly rent of £73 10s. The 5 coach houses and stables were let respectively to Mr Calvert for 10 guineas, Daniel Cabannal, the Misses Astleys and Mrs Cookes for 15 guineas and Mrs Evans whose payment was included in her yearly rent for no. 12. in addition he received rents for the four Winifred's Lane properties and the ice house below Somerset Place, shown on the 1886 OS map (Fig. 11). Paine was also receiving annual ground rents on the Somerset Place properties and water rents from both Cavendish Place and Cavendish Crescent (BRO: 0054/33, 15 March 1820).

The Gardens of Somerset Place

The Front Lawn

The building leases specified that there was to be a lawn in front of the houses, separated by a 25 foot wide carriage drive and a pavement 16 foot wide. The lawn was to be enclosed by iron railings at the front and partly with a wall and hedge. A set completion period of two years was given to each of the builders, with the garden walls, railings and vaults running below the front pavement to be completed within a year.

Each of the builders was to contribute towards the central lawn 'near to Somerset House and late made a garden for Somerset Place' partially enclosed by railings along the front and partially by a 'quick set' hedge and walls.

Towards the end of the C 18 century garden squares and other garden areas for building developments were being laid out in increasing numbers. Lansdown Crescent and the Royal Crescent had communal gardens in front of them, and some of the new squares in Bath were laid out in the 'rus in urbe' style, derided by John Stewart as 'mock-parks in the middle of the town' (Beresford:2003,5 citing Stewart: 1771).

The Royal Crescent (1767-75). designed by John Wood the younger was intended to unite Art and Nature, an idea exploited in other C 18 developments in Bath, especially Lansdown Crescent... [by] John Palmer (1 738-1817)...which followed the achievements

of Woods Crescent and took it much further with its sinuous curves and harmony with the landscape. Lansdown Crescent was linked to the Royal Crescent by two other developments by John Palmer. St James's Square and Park Street... St James Square, Bath. c 1790-3, was planted in a naturalistic manner, possibly the work of the architect and landscape designer, Charles Harcourt Masters, who laid out Sydney Gardens as a private pleasure ground in the 1790s (Beresford:2003,5).

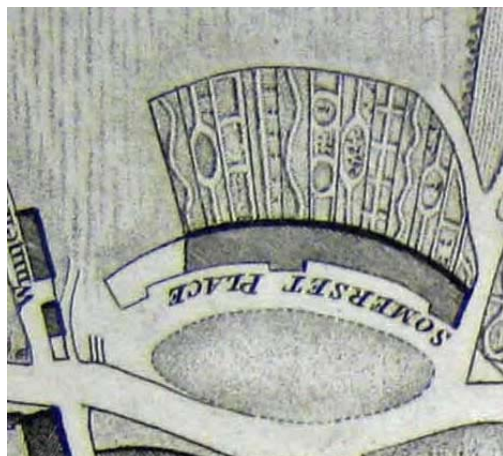
Sheep calmly grazed on the grounds in front of the two large crescents and in St James Square. Communal gardens and Pleasure Gardens were springing up in and around Bath and many gardens, like that at Somerset Place, were built upon reservoirs supplying water to the development.

Queen Square. Bath was replanted in an informal manner in the late C18 and The Circus was planted by 1801, with shrubberies around a reservoir of water, surrounded by a gravel walk and railings. These were all early examples of the use of naturalistic planting but the first examples were in London at Cavendish Square, where in 1771 sheep grazed behind the railings, and at Grosvenor Square where the formal design was replaced by naturalistic clumps of shrubs from 1774 (Beresford:2003,5)

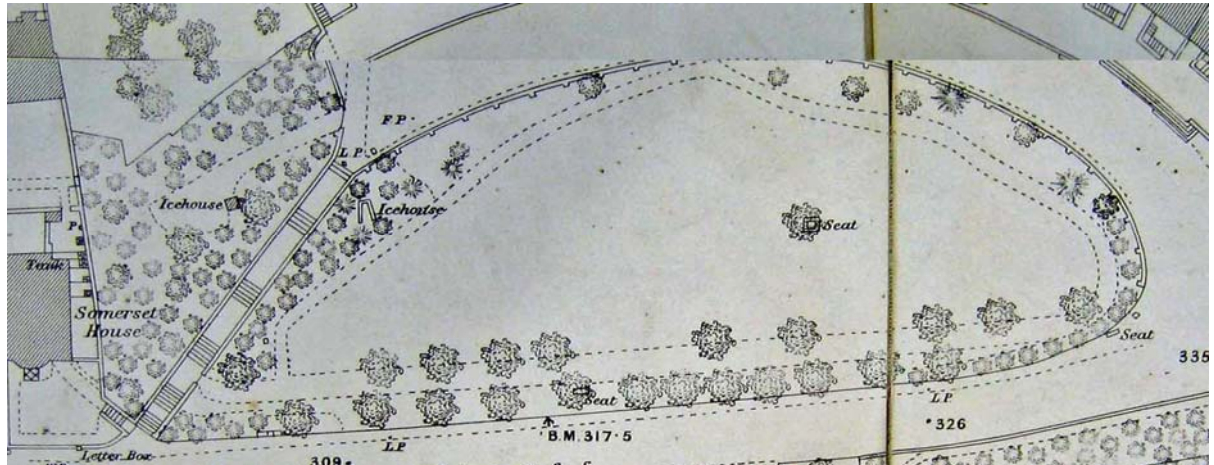
There are few descriptions of the front lawn of Somerset Place, and maps showing it are not always reliable in how they portray it. The late 18th century maps show it filled with trees (6), but this appears to apply specifically to areas of communal garden, including Lansdown Crescent to the east. The early 19th century maps, more accurate, show the front lawn as an open oval space.



6. 1793 map (above) and 1816 map below



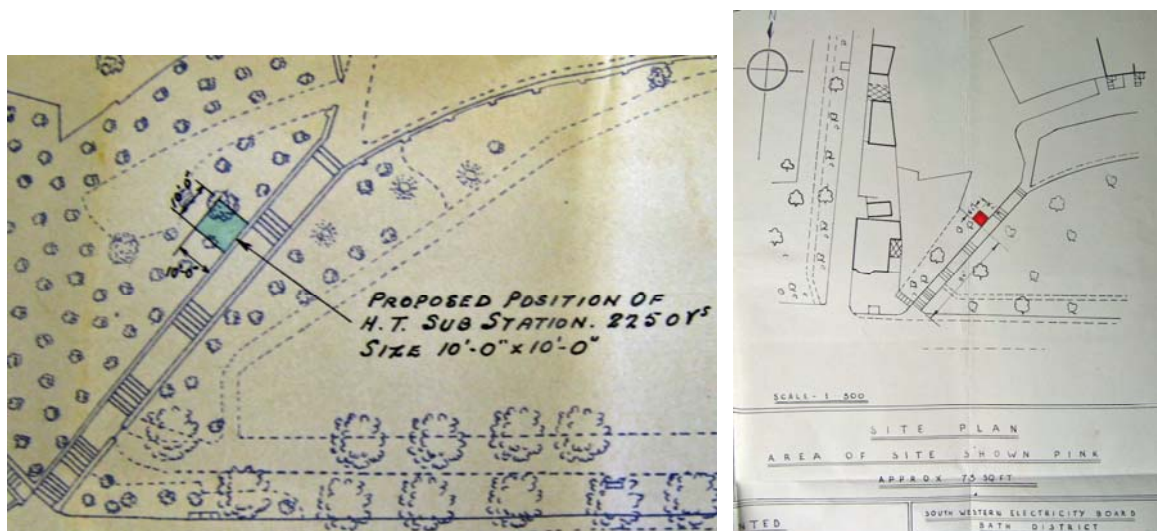
An 1822 lease mentions that Paine 'sometime planted an avenue of trees and made a terrace walk for the access of the proprietors of Somerset Place' (BRO: 0054/36, 16 Sep 1822). The c1845 map (Fig. 9) shows a definite line of trees along the southern perimeter. The 1886 OS map (7) shows it as a large open space with trees predominantly around the southern perimeter forming what must have been Paine's avenue and terrace walk. There was a seat in the centre of the lawn and another on the southern edge beneath a tree. The front perimeter was bounded by a low stone wall with railings. These were probably removed during World War II, like many other railings, and have never been replaced.



7. 1886 OS detail of the lawn

On the north-western edge, one of the two 18th century ice houses is shown. The 1953 map of Somerset Place (Fig. 19) shows a P in the location of the front lawn's ice-house, and it seems probable that it remains below ground, possibly mistaken for a reservoir.

In 1820 the schedule of Thomas Paine's properties lists the ice house below Somerset Place let to Mr Beddows for £10 per annum along with a garden. It seems probable that this was the second ice house, which appears to have been partially above ground and of a square design, further west on the other side of the steps. It may have been demolished when the electricity sub-station was built beside it in 1936 (8).



8. 1936 and 1958 plans showing the electricity sub-station (BRO: BC 5757 & FH:SWEB, 1958)



9. 1902 improvements being carried out to Somerset Place, presumably to the road surface, and the lawn on the left of the picture (BL: L70)

A photograph taken in 1902 (9) shows a large number of shrubs and trees on the northern perimeter and over the years trees such as sycamores have been allowed to self seed and grow into mature trees, contrary to the spirit of the Georgian and Victorian planting scheme. Each of the residents or owners was to pay an equal share toward the repair of the bank. In 1954 the front lawn was in a poor state. The Council's surveyor warned of the dangerous condition of wall and railings forming eastern boundary and abutting flight of steps from Somerset Place to Sion Hill (FH:20 May 1954).

It was suggested that the owners and tenants contribute to the repair of the boundaries. The owners then were (no. 8) Mr Skinner, (no.9-14) Education Committee, (no.15) Pinhey, (no.16) Brenchley & Purrier, (no.17) Aldrich and (no.18-20) Batten, Imperial Stamp Company. No. 20a, presumably one of the flats, was the property of Wilkins.

By 1960 the retaining wall had collapsed and it was estimated that it would cost £30 to repair. The ownership of the lawn was disputed, no-one being able to remember who had ownership. The last owner had been Mr Batten who had last paid the ground rent to St John's Hospital in 1950, but who now denied being the owner (11 Feb 1960).

The Gardens of 5-20 Somerset Place

The gardens of nos. 5-20 are shown on the 1793 map of Bath (Fig. 5), though as many of the houses had yet to be completed, this must have been artistic licence more than a factual representation, as was the front lawn. The 1816 map (10) also shows the rear gardens of nos. 5-20 laid out with paths and flower beds, though again, how accurate this was is debateable.



10. 1816 map of Somerset Place

A lease of 1803 describes the triangular garden of no. 11 'with Alcove, fruits and other trees, shrubberies (BRO: 0054/15, 11 Somerset Place, 2 May 1803). On the title deed of no. 16 (FH: 16 Somerset Place, 10 Jun 1817) is a rare plan of both the house and garden (11). The garden closely resembles that of no. 4 The Circus, rediscovered in the 1980s. The Somerset Place garden was edged and crossed by gravel paths, with oval and circular beds in between. To the rear were what appear to be the stables and a coach house.



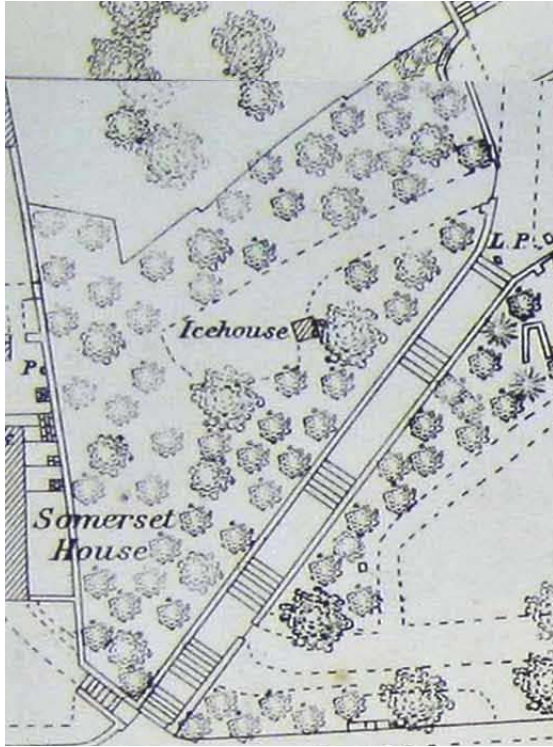
11. Garden of no. 16 from title deed (FH: 16 Somerset Place, 10 Jun 1817)

In 1820 a schedule was made of all Thomas Paine's properties, his tenants and the income from them. It mentions 4 gardens let to Mr Cardonnal Lawson for £10, Messrs Webb and Penn for 15 guineas each and a fourth garden to Mr J Beddows for 8 guineas.

garden plot on the west side used by Mr Webb bounded on part of south by carriage road and next garden, on part of east by a Shrubbery and gardens of Cardonnall Lawson and rest by next house. Plot of former garden to be granted to Gerrard under ground rent of 6 guineas...together with cottage and buildings called Somerset Cottage. Several cottages with offices and outbuildings bounded

on the east by the lawn and on the west by the garden and premises of the late Thomas Paine [Somerset House]. Finally a 'Shrubbery and garden of late Thomas Paine bounded on north by the path across the lawn' (BRO: 0054/36, 15 Sep 1822).

These were the gardens above Somerset Lane and between the Winifred Lane



properties and Somerset Place, shown divided up in the 1852 Cottrell map and later incorporated into the garden of no. 5 Somerset Place. The shrubbery mentioned is that on the western side of the steps shown in the 1841 tithe map (Fig. 8), the 1886 map (12) and subsequent maps, with a wide clearing leading to the ice house.

There was one other property that Paine erected. He built a 'house of protection' c1792 on his newly acquired plot for Lady Isabella King, the unmarried daughter of the Earl of Kingston. This was probably for orphan girls, a cause close to Lady Isabella's heart. She was well known for her involvement in local charitable events, associating with many prominent figures in the Evangelical Revival. She was living at Bailbrook House in Batheaston by 1815, also built by John Eveleigh.

12. 1886 OS detail of the icehouse and shrubbery

A description of her time at Bailbrook House mentions

As Patroness of a number of charities, her work was particularly targeted at street beggars aiming to 'save the innocent and the unprotected from the dangers attendant on idleness and poverty.' Initiatives included a knitting school and a button-making school for children. Whilst still in residence in 1815, she set about converting Bailbrook [House] into a home for The Ladies Association – "A community for the ladies of gentle birth and their servants", the wealthier members effectively subsidising others on very modest incomes. Preference was given to the widows and daughters of clergymen and of naval and army officers. The community in their turn helped in the running of a school for orphaned girls, like the ladies "to be of gentle birth", which was established close by. Other patrons of the association included three bishops, two duchesses, two marchionesses and Queen Charlotte, the wife of King George III who paid a visit to the house in 1817 with her son the Duke of Clarence (later King William IV) (www.sundialgroup.com).

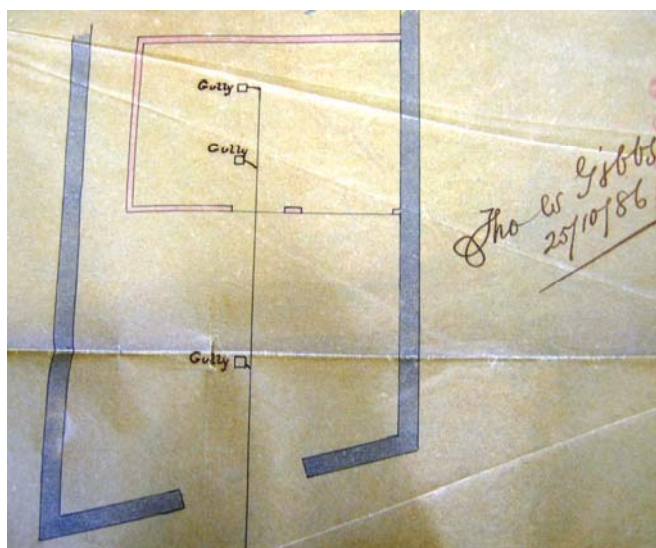
It is unclear where the house actually was, but by 1822 it was owned by the Moger family, local bankers and seems to have been built close to Somerset House. It was

bounded on north by carriage road from Sion Hill to Lansdown Crescent on west by waste ground [part of 1 ½ acres] adjacent to the carriage road just mentioned and on the east by the cottages and a piece of land used as Shrubbery and garden (BRO: 0054/36, 15 Sep 1822).

Mr Beddows also rented one of the ice houses for £10 per annum, and it was probably the one in the garden to the east of Somerset House which Beddows

leased. An 1822 deed mentions a house 'under the carriage road in Somerset Place opposite the foundations of 2-3 and in the occupation of Beddow, which fits the location. A further plot 'to the west of Beddow's land lately used as gardens by Thomas Paine and bounded on south by carriage road' appears to be the garden of Somerset House.

By 1886 the OS map the gardens were all established, some of them terraced, the rest left as a single slope, accessed from steps up from the house. Only no. 14 appears to have been landscaped, with a series of terraces accessed by steps. Several of the rear gardens or areas to the rear of the basements had water tanks, and their position matches almost exactly the line of the 9 inch pipe running from Winifred's Well shown on Cotterell's 1852 map (Fig. 10). It is probable that by this date the amount of water supplied by Paine's reservoir would have been inadequate. No. 8 was the only property with a pump, situated at the bottom of the garden, though the 1852 map shows a pipe running down the garden of no. 10. Cotterell's maps were not always accurate with regards to boundaries, so the pipe may, in fact, have been in no. 8's garden in 1852. Cotterell's map details the pipes as sewer pipes, but at only 9 inches wide and fed from the spring, they are more likely to be water pipes.

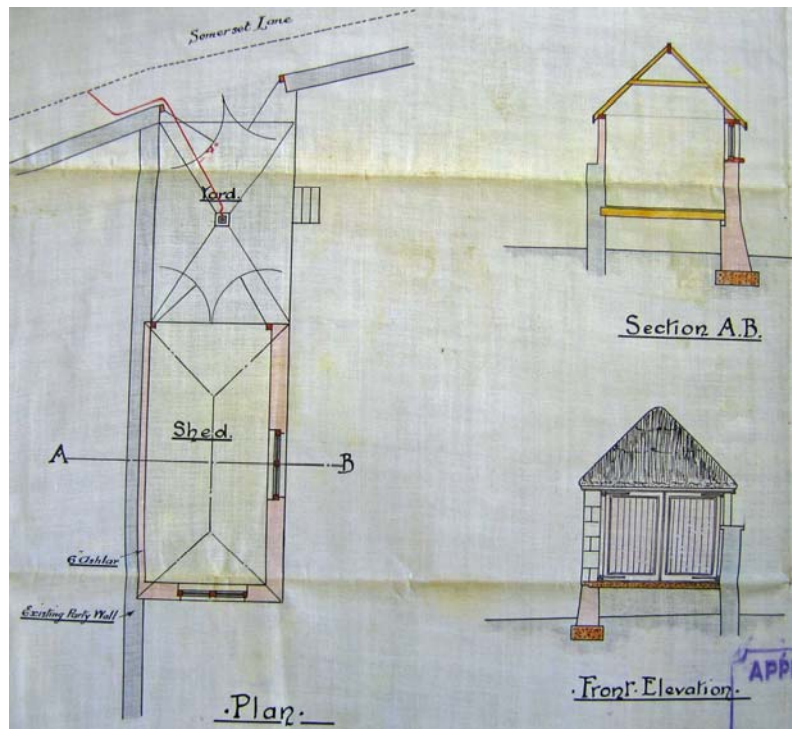
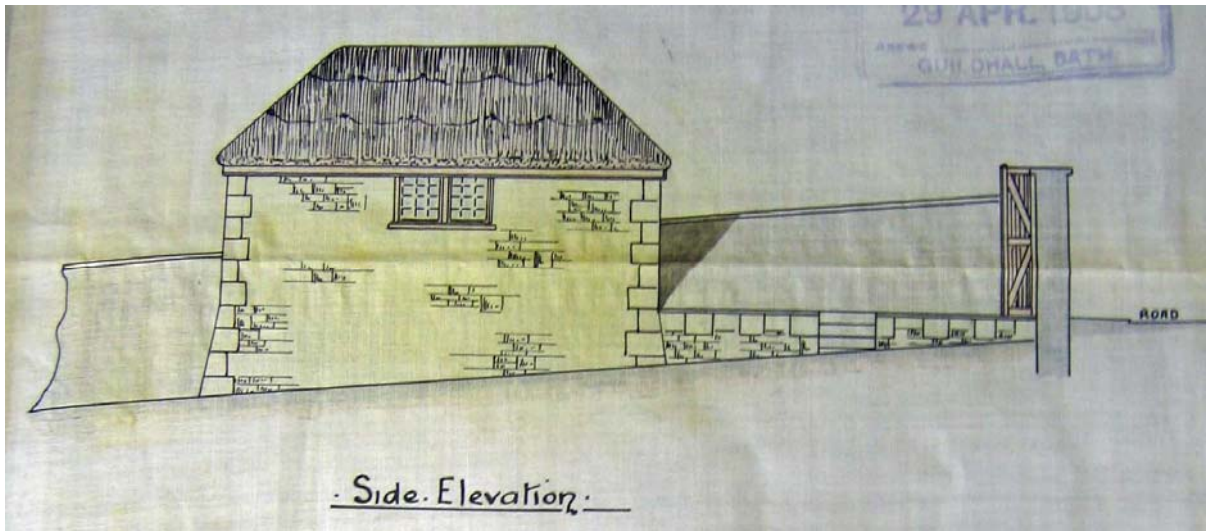


Several of the gardens had glasshouses to the rear by the 1880s, but the stables and coach houses were on the other side of the lane and served all those residents who needed them. Lieut Col Hare of no. 6, however, built a stable and coach house for himself in 1886-7 (13). There are few details except for the plan of the foundations, but the plan stipulated that the building would be paved with blue brick (BRO: BC: 1509 plan of foundations of proposed stable and coach house at back of no 6 sp for Lieut Col Hare 25 Oct 1886).

13. 1886-7 plan of stable and coach house at no. 6

In 1908 the first garage or 'Motor Shed' in Somerset Place seems to have been for Mr F S Ingle at no. 9. The plans (14) show an ashlar stone building thatched with heather

the existing party wall to be carried up with 6" ashlar and covered with 4" concrete and cement render (BRO: BC/626, garage at rear of no 9 Somerset Place).



14. Garage at rear of no 9 Somerset Place (BRO: BC/626)

Interestingly, whilst many of the crescents and other terraces in Bath were adding garages to their rear gardens by the 1920s, only no. 5 had built another garage, whilst no. 6's had been converted from the coach house. All three garages had a small yard in front for washing the car. The garage to the rear of no. 9, now tiled, remains today (15).



15. Converted garage at rear of no 9 Somerset Place (BRO: BC/626)

In 1950, Pye-Smith's garage at no.5, all that remained of his property after the bombing, was described as being stone built with a cement floor and big enough to accommodate 2 cars. It had sliding doors in front of each car space, an inspection pit and an open washing space for the cars in front (FH:20 May 1950).

The Steps from Somerset Place to the lane below

In 1845 the residents of Somerset Place contributed towards a set of steps (16) leading from the crescent down to the lane below to form a 'new and improved footway'. A letter written in 1845 confirms that the new approach had been made which was

indispensably necessary for the Better approach to the property , the same having been formed by unanimous consent of the Owners of houses and of the Ground landlords and the expense borne equally by the several proprietors the GL having very much added thereto by a great addition irrespective of his quota as owner of several Houses. The approach consist of 53 strong steps each 8' in length with 5 landings..' paved with pennant stone with Bank walls of iron railing two freestone pillars at the entrance – the cost to each proprietor £10. (FH: 23 Nov 1845)



16. The steps below Somerset Place

The Reservoir

As well as all the houses, Paine also built a stone reservoir in order to supply water to Somerset Place. This used the spring water from Winifred's Well in the field above. Winifred's Well would eventually be used to fill Thomas Paine's reservoir below the front lawn of Somerset Place. An earlier 1786 survey plan by Harcourt Masters (Fig. 2, **23**) shows the line of spring water running down the hill to Marlborough Buildings, fed by additional springs. The spring water fed cattle troughs and ponds as well as two ice ponds where Cavendish Crescent was later built. The line of the stream follows what is now Winifred's Lane, past the lane leading to Lansdown Place, below the front lawn of Somerset Place and down to Marlborough Buildings. The spring crossed Cottle Lane [Weston Road], above which was the Town Common, now the Approach Golf Course. A contemporary map of the Town Common shows the water courses in more detail (Fig. 3).



17. The reservoir entrance below Somerset Place (left) and at Cranwells (right)

The reservoir, now dry, remains in very good condition. The entrance (above left) is a small door below the bank of the front lawn. The doorway and the right hand side of the ramped wall has been rebuilt, but it probably originally resembled the entrance to an 1852 reservoir or ice house (**17**) at Cranwells in Weston Park East (currently Summerfield Special School).

Inside, an arched stone tunnel (7 feet high x 3 feet wide x and approx. 18 feet long) built at an angle leads to the reservoir (**20,21**). The 1810 plan (**24**) shows the line and the pipe running below the floor of the tunnel (BRO: 0054/28 29 June 1810). The construction of the tank resembles a number of Georgian plunge pools and bath houses found in the area (Ross:2005), the sandstone stone precisely cut in order to create the finest of joints in both the walls and floor in order to prevent leakages (**18**). The ledge at the top of the walls is simply moulded on each edge and the barrel ceiling is constructed of ashlar with a narrower central row ending in a keystone at the tunnel end (**19**). It was not possible to measure the dimensions of the reservoir, but it is approximately 10 feet wide and twice as long.

A round pipe in the north-west corner of the back wall would have brought the spring water from Winifred's Well. A later lead pipe has been inserted into the ceiling and water was dripping through it. Presumably this was inset in order to drain the lawn, possibly in the latter half of the 20th century when the lawn became waterlogged with spring water during a particularly dry summer, . Roots from trees which have grown unchecked on top of the reservoir are penetrating the ceiling of the reservoir and the tunnel, and there are signs of water damage in the roof.

The water pipe, maintained by Wessex Water, runs beneath a flagstone in the tunnel (**22**). The floor has debris piled up on it, possibly from former steps which would

probably have led up to the narrow arched entrance to the reservoir, now only accessible by ladder.



18. Reservoir looking north



19. Reservoir roof with keystone



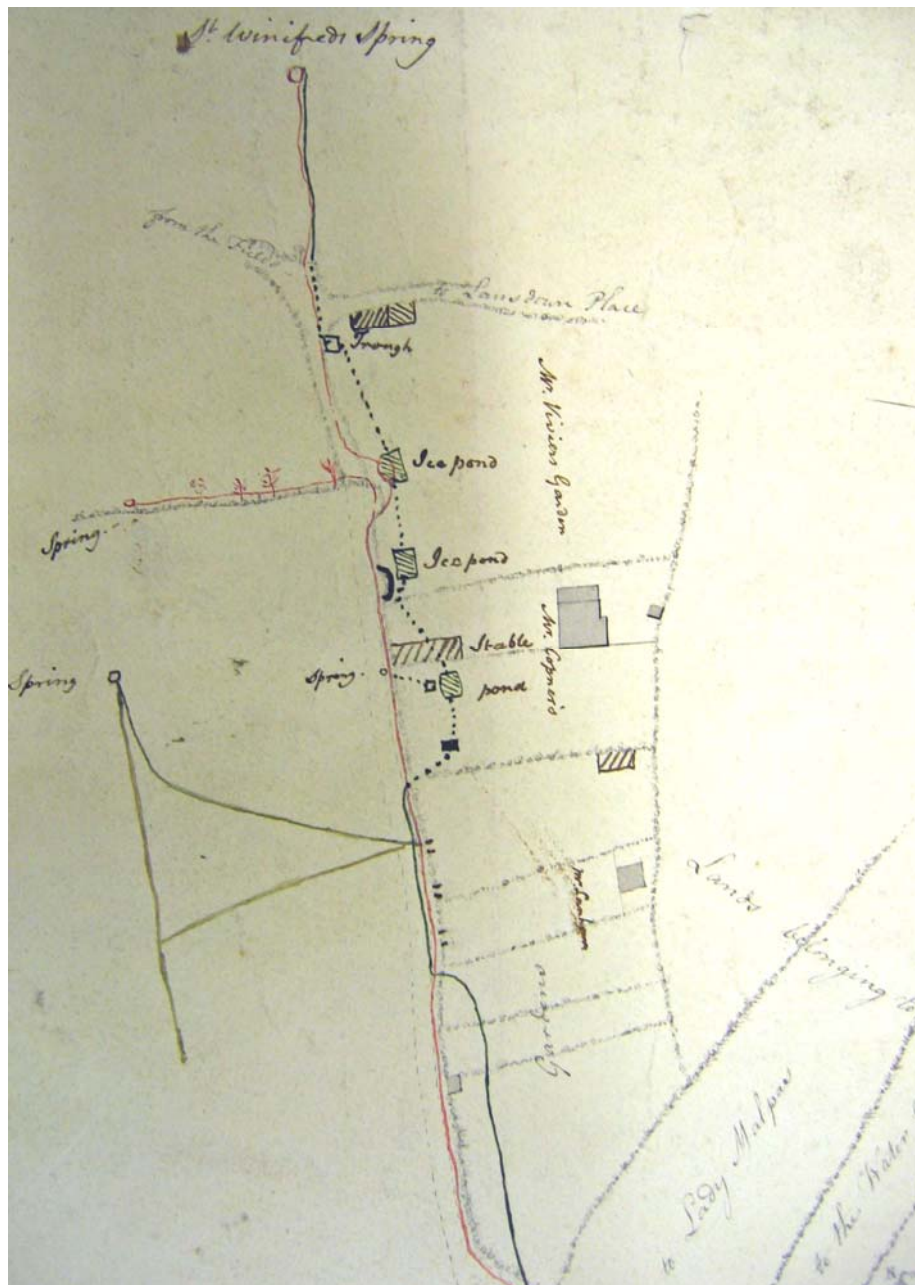
20. tunnel looking south



21. Tunnel looking north the reservoir entrance



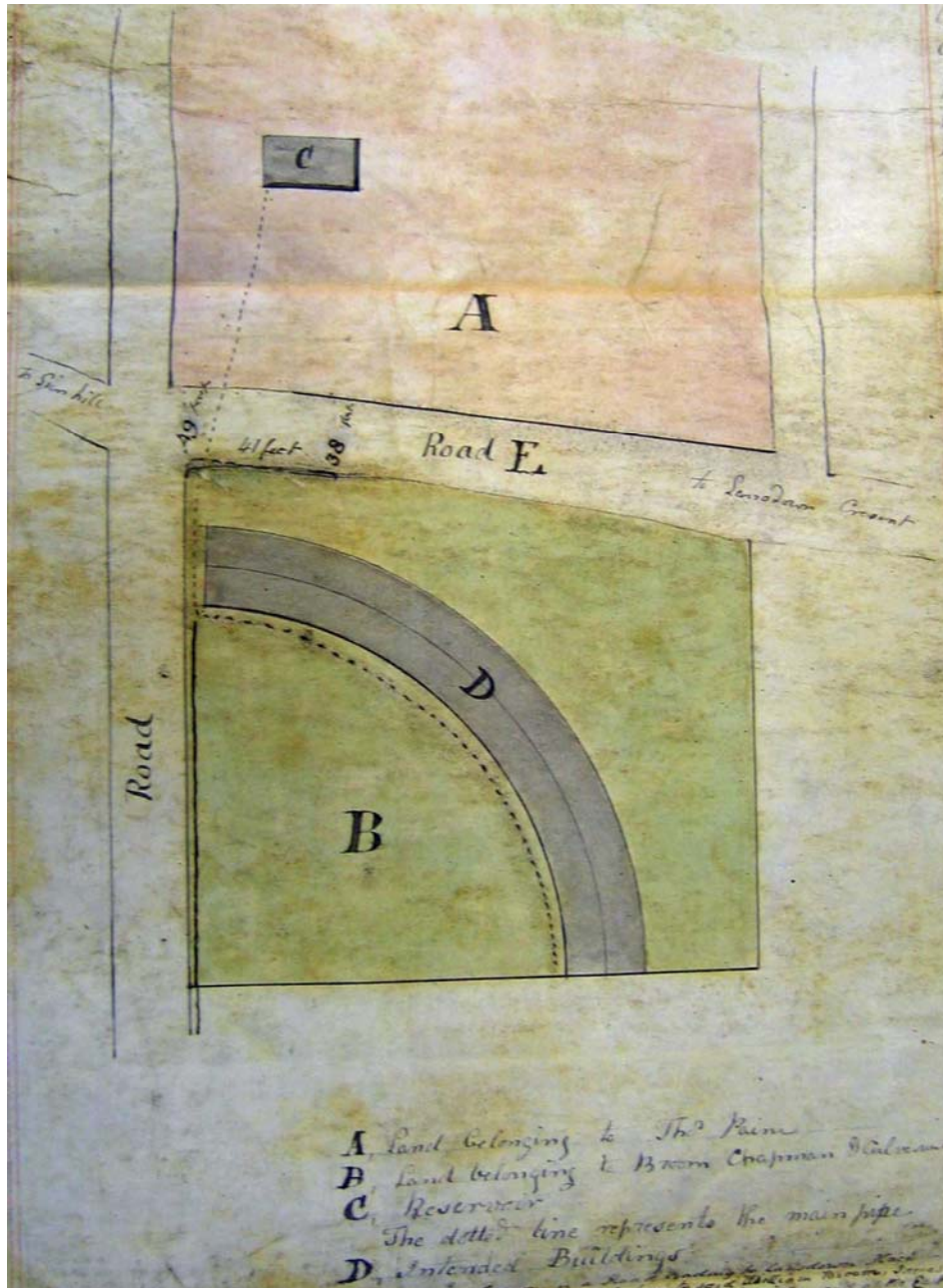
22. drainage pipe below tunnel floor



23. 1786 plan by Harcourt Masters (BL 320_34)

Written into the 1790 building leases was a paragraph that gave Thomas Paine

full liberty to search for and convey any springs found on premises that may run through or under any part of premises into any reservoir to be erected by Thomas Paine for the purpose of supplying Somerset Place with water and pay the customary price paid to the City of Bath for water so found...[and]...beat the Expence of conveying the same from the main Leaden Pipe leading from such reservoir (BRO: 0054/4, 21 Dec 1791).

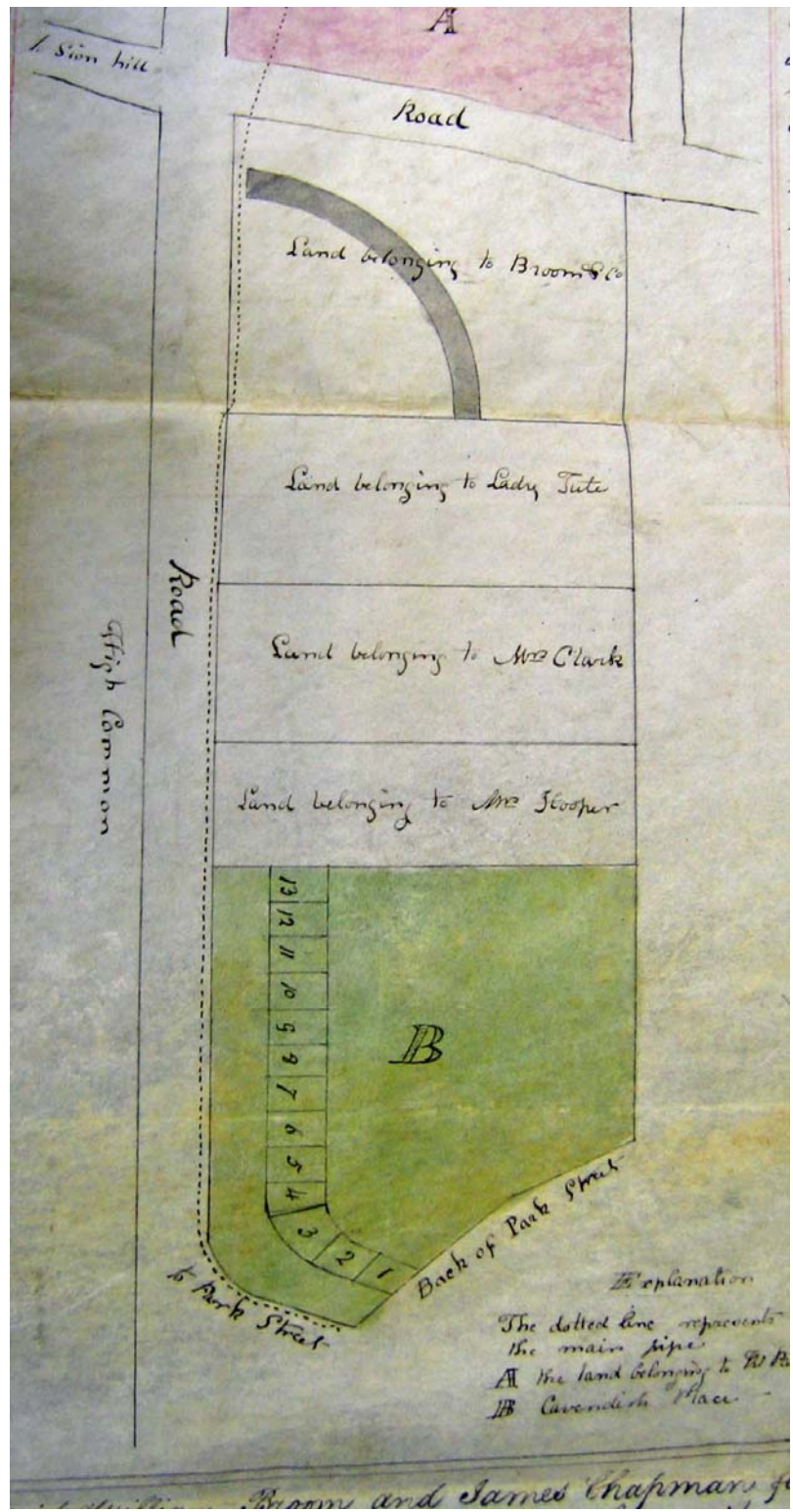


24. 1810 plan showing reservoir (BRO: 0054/28 29 June 1810)

Paine's reservoir [C] was built beneath the front lawn of Somerset Place [A], and the 1810 plan shows the dotted line representing the main pipe leading from it to the proposed Cavendish Crescent [D]. The land was leased by builders William Broom, James Chapman and William Culverwell. Thomas Paine agreed to supply them with 'fresh water from the springs', laying the conduit or 'main pipe'

to the extremity of their land to enable them to assign a feather pipe from the cistern in each of the houses connected to the main pipe, the cistern to contain not more than 55 gallons, for a yearly sum of £2 (BRO: 0054/28 29 June 1810)

Paine realised that his reservoir could be a lucrative form of income, and negotiated to supply both the newly built Cavendish Crescent and Cavendish Place with water. At the same time a similar agreement was extended to the proposed 13 houses of Cavendish Place below.



25. 1810 plan showing Cavendish Place (BRO: 0054/28 29 June 1810)

By 1820 Thomas Paine received water rents from both Cavendish Place (25) for £31 and Cavendish Crescent for £16 per annum (BRO: 0054/33, 15 March 1820).

The Winifred's Lane Properties

Whilst Somerset Place was being built, Thomas Paine purchased a second plot of land to the west of Great Lydes in 1796 (BRO: 0054/7, 21 March 1796). This was part of lands purchased by James Ormond from the Reverend Charles Monk, containing a building at the top (BRO: 0054/7, 21 March 1796). In 1736 William Sumptions, in a tripartite release, had conveyed a 5 acre parcel of pasture land called Barn Piece to his sons William and Joseph. Significantly, as well as containing a barn, the land also possessed the spring called Winifred's Well. William Sumptions also conveyed a 2 acre plot adjacent to Bath Common called Cranwells (BRO: 0054/18, 29 May 1736).

In 1740 William Sumptions senior together with John Ellington and his widowed mother Ann, leased Barn Piece and Little Cranwells to William Holbrow, a Wraxall yeoman, for £200 for 1000 years (BRO: 0054/18, 1 April 1740). Three years later, John Ellington left the 2 closes of land to William Gullidge in his will, who then conveyed them to William Sumption (BRO: 0054/18, 20 Oct 1743).

Whilst the Sumptions owned the land, the lease was held by William Holbrow. In 1751 Joseph Holbrow, legatee of the recently deceased William Holbrow, sub-leased the land to Daniel Oland of Marshfield (BRO: 0054/18, 12 Nov 1751). Three years later the 2 closes were leased to maltster Thomas Muller for the remaining term of 1000 years (BRO: 0054/18, 30 March 1753). The Sumptions then sold the land to Daniel Oland and it changed hands with several times in the next 7 years before ending up as the property of the Monk family in 1780. In August they conveyed the property to James Ormond and Richard Else (BRO: 0054/18, 26-7 Aug 1780).

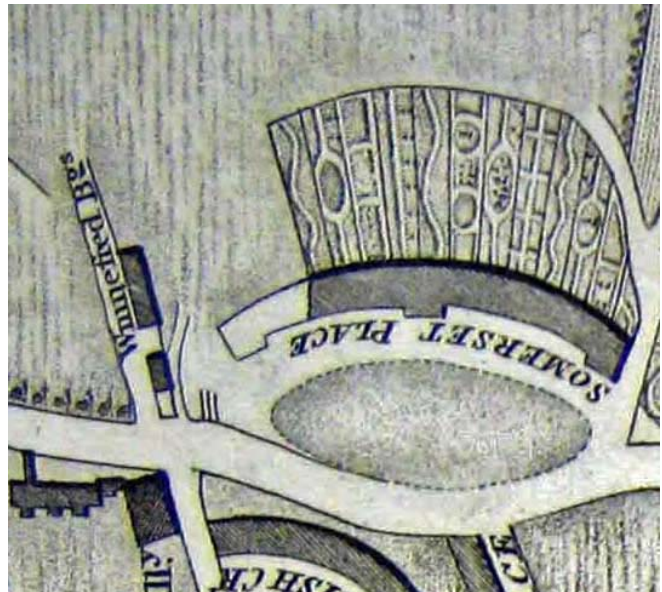
In 1796 James Ormond leased Thomas Paine part of a narrow strip of land to the west of Great Lydes for £21 per annum that he had recently purchased from the Rev. Charles Monk (BRO: 0054/7, 21 March 1796). The land had been leased for 1000 years to William Partridge, a stable keeper and Robert Grimes, the executor of William Bond (BRO: 0054/38, 8 May 1801). In 1801 the pair sub let the upper part of the site to William Thomas, a builder.

In 1804 William Price, a builder, was the tenant. He appears to have temporarily leased it in order to build a pair of houses and outbuildings on the land, which became Winifred's Buildings and subsequently The Somerset Arms. He then surrendered the lease back to James Ormond. Bounded on the east side by a wall recently built by Price there was a dwelling house and barn and a 'Capital mansion with coach house, stables and other buildings lately erected', Somerset House.

Paine leased the upper part of the land to William Thomas, who erected Grape Vine Cottage on the corner of the two lanes. In 1820 a schedule was made of all Thomas Paine's properties, his tenants and the income from them. The four Winifred's Lane tenements, including Grape Vine House, were let for a total of £43 per annum. William Thomas paid £17, William Prosser and Mr Merchant 8 guineas each and George Keeping 10 guineas. Paine's properties all passed to his chief mortgager Emma Dickinson and ultimately to her son, the Rev William Dickenson.

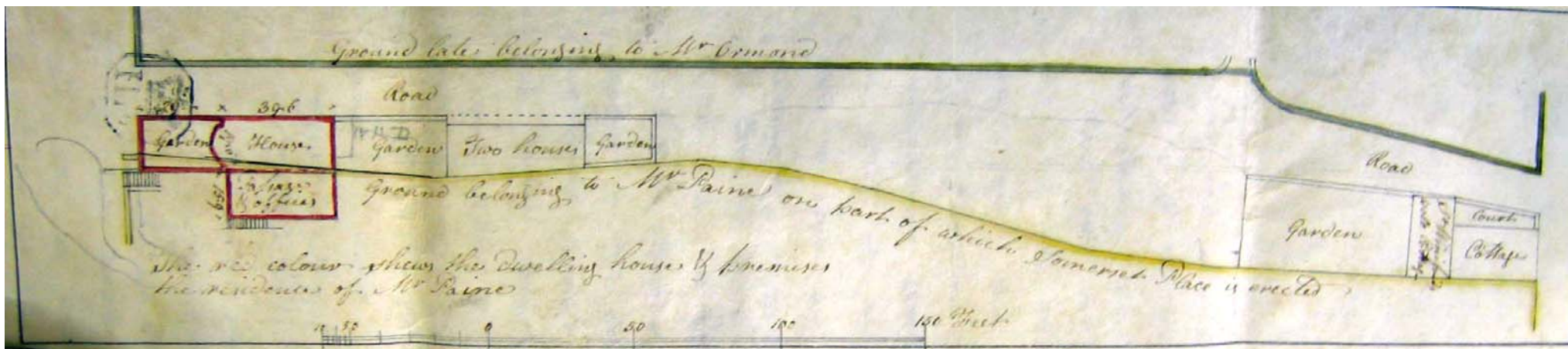
In 1812 Thomas Paine acquired the remainder of the 1000 year lease on the long strip of land running down the side of Somerset Place for £1500. The lease was purchased from William Partridge, a stable keeper and Charles Partridge, a farmer at Writhlington. The land by now had three recently built houses: Grape Vine Cottage and 2 cottages above Paine's own new house, Somerset Place (BRO: 0054/29, 30 Sep 1812).

The 1816 (26) map of Bath shows the 3 properties along the partially built Winifred's Lane. Somerset House was the lower one and 2 & 3 Winifred's Lane, later the pub, above. Grape Vine Cottage had been built, but was probably too small to warrant inclusion.

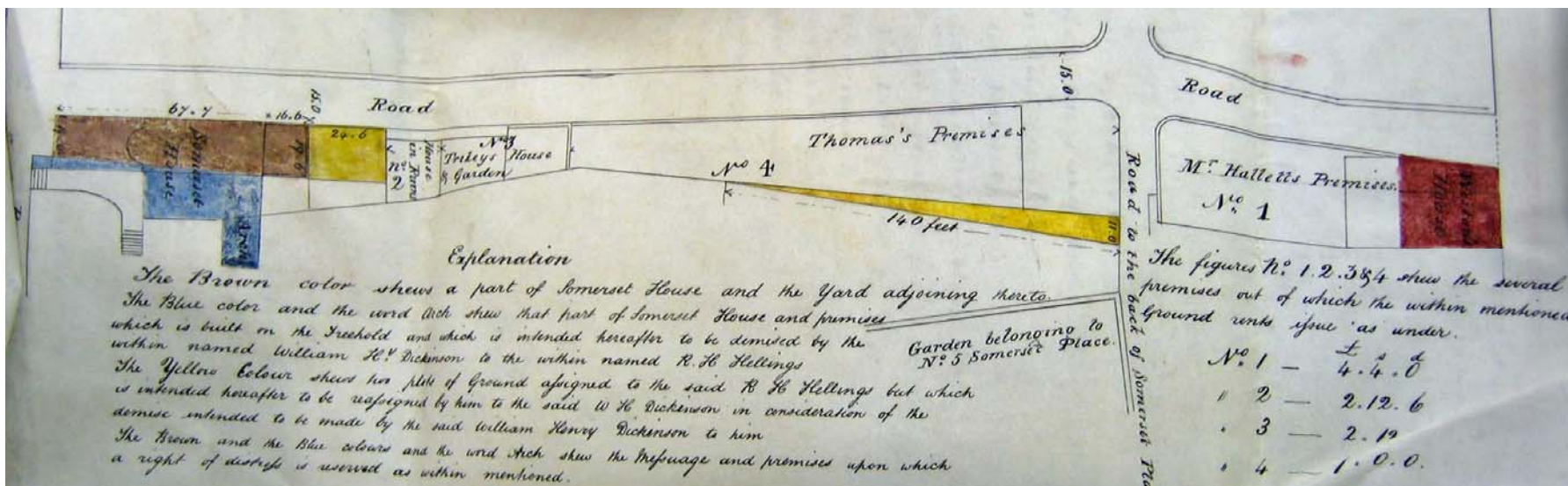


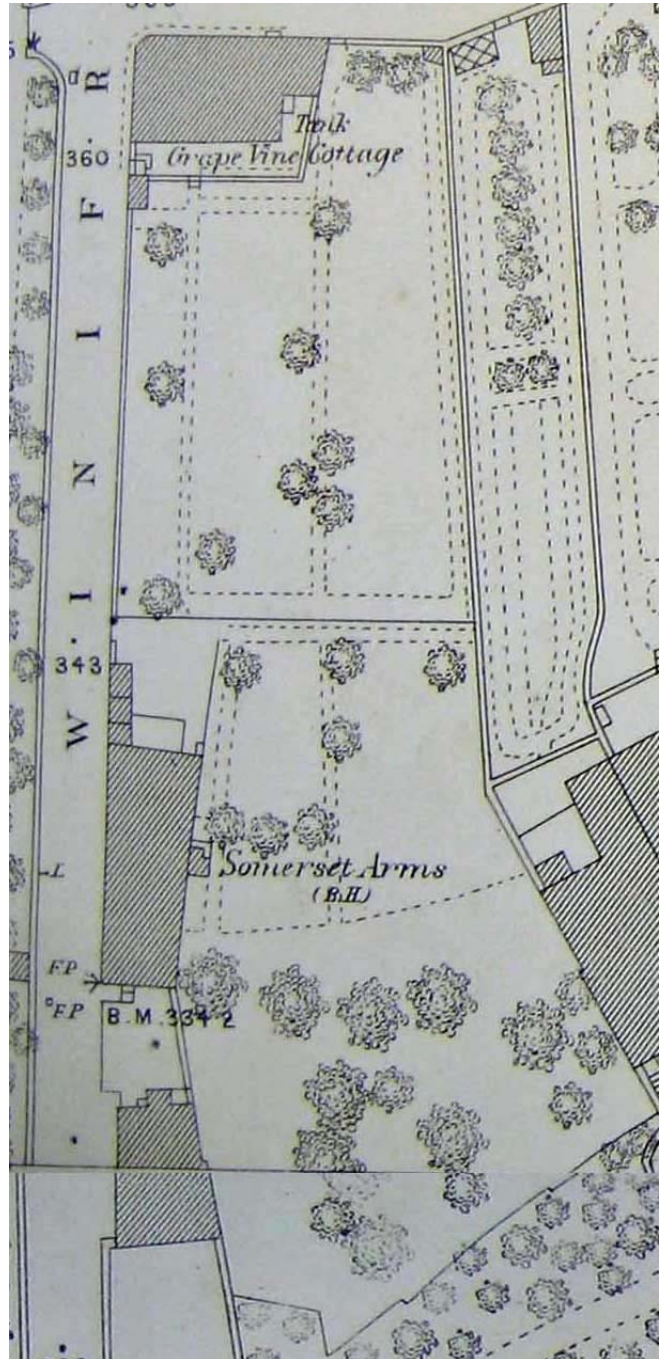
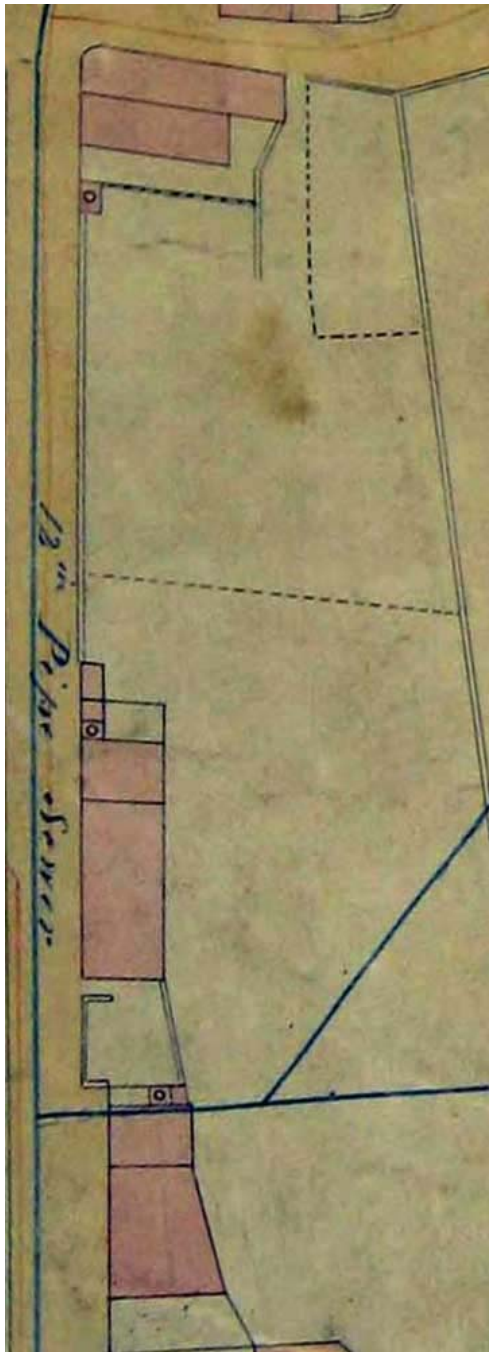
26. 1816 map of Bath (BRO)

Two plans (27) drawn on deeds for Somerset Place show the Winifred's Lane developments in 1812 after Thomas had built Grape Vine Cottage and Winifred's Lane had been connected with Somerset Lane. By 1812 Mr Hallet's premises [St Winifreds Well cottage] had been built above Somerset Place, and Thomas Paine's own residence, Somerset House (outlined red) with stables and offices to the east. There are steps up the steep slope beside the property, but not the present ones, built in 1845. Above were the 2 houses [Winifred's Buildings] set back from the road with a garden above and below.



27. 1812 plan (BRO: 0054/29, 30 Sep 1812) and c1845 plan (below)

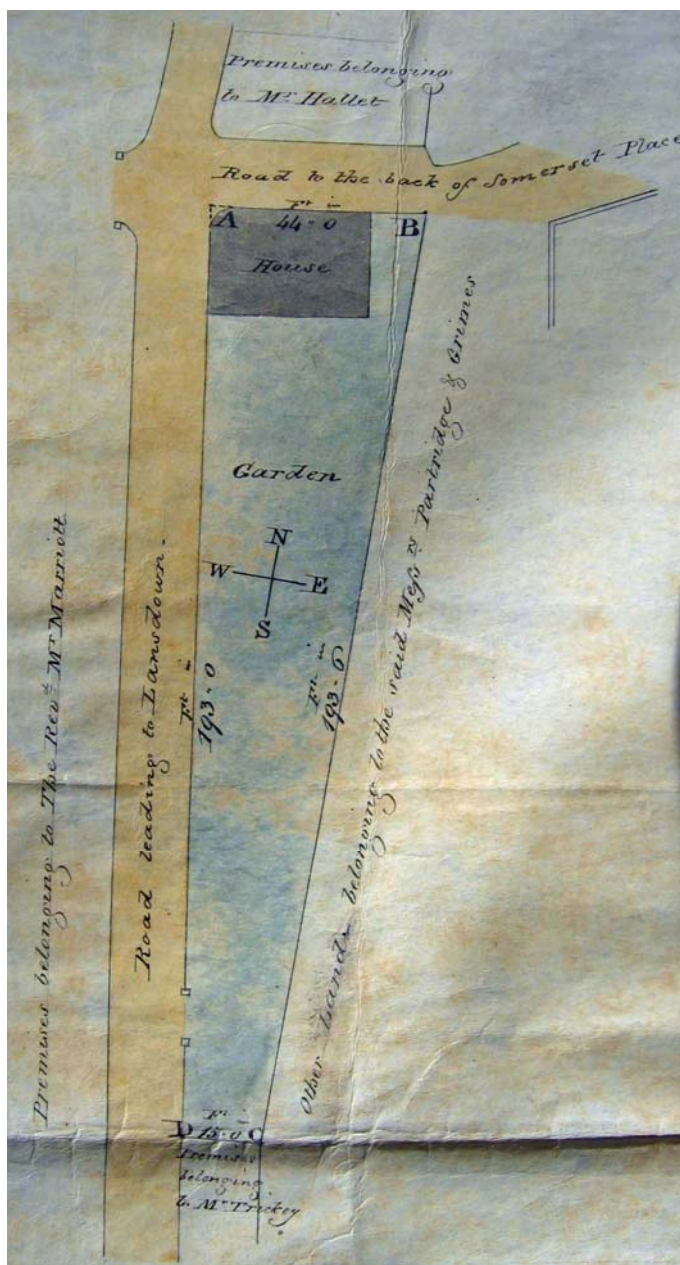




28. 1852 Cotterell map and 1886 OS map

The 1852 and 1886 maps (**28**) show this strip of land with Grape Vine Cottage at the top and a building below, formerly part of Winifred's Buildings, which had become The Somerset Arms public house by 1861. Below this was the remainder of the tenement building, run as a boarding house.

The 1886 map (**28, right**) shows Grape Vine Cottage with the Somerset Arms pub below belonging to a Mr Trikey. Below this was the second house which was 'in ruins'. The garden below and a triangular strip beside Grape Vine Cottage had been assigned to R H Hellings by the Rev William Henry Dickinson, and he was about to acquire the blue property as well. The latter was the stables and yard of Somerset House 'which is built on the freehold' – the plan also refers to 'The Brown and the Blue colours and the word Arch shew the messuage and premises upon which a right of distress is reserved'.



29. 1801 plan of Winifred's Lane properties (BRO: 0054/38, 8 May 1801).

A plan in the margin of the lease (29) shows Grape Vine Cottage on the corner of Winifred's Lane and Somerset lane (BRO: 0054/38, 8 May 1801). Below is a long garden, narrowing at the southern end to 15 feet. William Thomas had built Grape Vine Cottage for himself and his wife Joyce at the top of Winifred's Lane on the corner with Somerset Lane.

On William's death in 1827, the leasehold property with a garden, yard offices and sheds, together with the other two properties on the strip of land, were left to Joyce for her life.

In 1841 Joyce Thomas, now 60, was a beerseller, living with her son George, 20, a carpenter. She also appears to have been running a boarding house, the census recording 8 people living there; James Holbrook, 25 upholsterer, James Newberry, 25 painter, John Watts, 20 Carpenter, William Vivash, 55 a gardener and his wife Esther, 55, John Bowcher, 45 chairman and his wife Nana, 45, and daughter Ann, 4.

In 1845 Joyce took out a mortgage of £110 for the remainder of the 900 year lease, borrowing the money from William Fookes, a brewer from Weston (BRO: 0054/49 4 Feb 1845 & 50, 24 Feb 1845). In 1848 William Fookes was repaid £150 when Joyce transferred the mortgage to Miss Elizabeth Riddel Sykes, borrowing a further £300 through Vaughan Prance, her trustee. (BRO: 0054/52, 2 Oct 1848). By 1851 Joyce and George had leased Grape Vine Cottage to widow Mary Wood and her daughter Mary, a 21 year old teacher, and moved into Winifred Buildings. George had married Elizabeth, and they had 2 lodgers, John Diller, a servant and Thomas Watson, a stone mason.

In 1853, unable to pay back the mortgage, Joyce and her son George were forced to sell the land and the properties to the Rev. William Henry Dickinson, rector of Saint Catherine Coleman London, for £400, paying back Elizabeth Riddel Sykes her loan from the proceeds (BRO: 0054/53, 15 Apr 1850). In 1861 Isaac Williams, a 32 year old plumber and glazier were living at the cottage with his wife Louisa, 34 and year old daughter Maria.

The pair of houses that William Price erected c1804 seem to have been subdivided into several tenements under the name of Winifred's Buildings. Before one of the houses was 'in ruins' c1845 the property was rented out to a variety of people of limited means in four separate tenements by Harriet Nation, a laundress, 35. She lived in one with her sons William, a 15 year old gardener and John, 8. William Durman, 75, lived in the next one and Thomas Bateman, a 55 year old chairman in the third with his wife June, 55. In the fourth lived William Francis, 55, a surveyor and his wife June, 55, and 14 year old daughter Letitia.

In 1851 George Weston, his wife Anne and baby 3 year old daughter Emma lived in 1 Winifred's Buildings and the Mills family, George, Maryann and baby sons Edwards and William, lived in 2 Winifred's Buildings. Harriet Nation's boarding house was now called Winifred's Place. Since the last census she had given birth to another daughter, 2 year old Harriet. Hester Vivash, George Williams, Jane Farley and Robert Luscombe were all her lodgers.

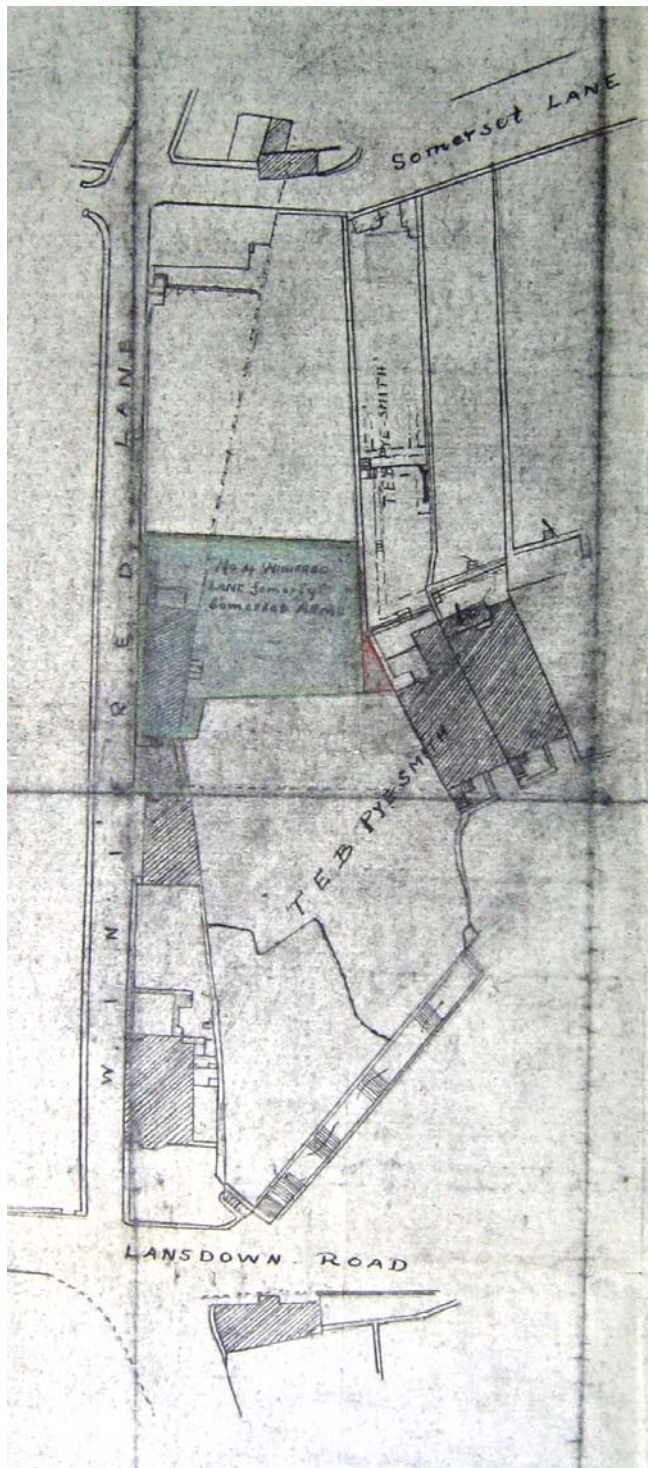
The c1845 plan (Fig. 9) shows a group of blue coloured properties, the stables and yard of Somerset House, about to be leased from the Rev Dickinson to R H Hellings. It appears that he built additional tenements on this site, because the 1851 census shows a number of properties on this side of the lane, all housing boarders or people on low incomes. By 1861, they had all but disappeared and the Somerset Arms dominated the centre of the lane. It had originally formed part of Winifred's Buildings, now restricted to the lower building which remained a boarding house. Harriet Nation still ran her laundry and lodging house, living with her son John a locksmith and bellhanger, William 20 and daughter Harriet and 3 boarders. William and Esther Vivash remained living next door.

By 1852 Dickinson had incorporated the land between 5 Somerset Place and the strip of land into the gardens of the Winifred's Lane properties. The 1886 OS map (Fig. 11) shows the extensive gardens of the Somerset Arms. It was run by James Ollis, 26 and his wife Eliza, 32 in 1861. They had a young son Thomas, 2. A beerhouse was first recorded here in 1854, but there had probably been a brewery in Winifred's Lane from c1840. Joyce Thomas was described as a beerseller in 1841 and brewer Abraham Cupp, 40, was living in Somerset Place with his wife Christian. Until recently the faint letters '...ND Beers' were visible on the wall of Somerset House (Elliot & Swift:2005 ,248).

The pub was acquired by Morford Brewery in 1888, when the Winifred's Lane brewery closed. There is a description of the pub in 1903.

One entrance from Winifred's Lane .Ascent by steps from back of premises to loft opening into large garden on level of first floor of premises, and door from garden opening into Winifred's Lane above pub. Serving bar with glass room on right, with bagatelle table and tap room on left (Elliot & Swift:2005 ,248).

The pub closed in 1914, probably as a result of the First World War.



30. 1950 plan of the gardens of 4 WP (FH)

By the 20th century, The Somerset Arms appears to have been renamed Holywell House. Much of the former garden of, owned now by Henry Wace, was leased and later sold to the owners of no. 5 Somerset Place. There continued to be 4 properties along Winifred's Lane until after the Second World War. In 1950 following the Corporation's purchase of property for the hostel, Grape Vine Cottage was demolished. A plan (30) shows the gardens of the former pub coloured green above those of no. 5 Somerset Place. By 1953 all the remaining buildings above Somerset House had been demolished, except for the rear wall of the former pub, built into the hillside and still extant.



31. 1792 engraving showing what appears to be the building of Somerset Place (BL:LC Baker, p.190)





32. 1820 engraving showing Somerset Place (top left) behind Cavendish Crescent (BRO: PX747)

The History of Somerset Place

By 1790 Thomas Paine and John Fielder had divided up the larger Great Lydes close into 20 plots of land. One of the first plots to be sold was that of no. 17, when a mortgage was transferred between Henry Stone of The Thorn, Birley, Hereford and Philip Davis of Leominster (FH: 3-4 Nov 1790).

In 1792 No. 8 was leased to William Wheeler in trust for John Bradshaw, followed by no. 14 in October to Joseph Beale, in trust for his carpenter brother James Beale (FH: 23-4 Oct 1792). In November nos. 9 and 12 were leased to James Beale in trust for William Culverwell, another carpenter (FH:19-20 1792). In 1793 no. 15 was leased to Joseph Beale, again in trust for James and no. 16 was leased to James, in trust for Thomas Gunning.

The plots were not sold off as quickly as Paine had hoped and in 1793 the major banks in Bath and Bristol suffered a huge financial crash triggered by the Napoleonic wars. They closed overnight, leaving large numbers of Bath's speculative builders and associated artisans either bankrupt or severely stretched. One of the victims was the architect John Eveleigh.

The Bath Chronicle for 1793 to 1795 shows how badly Eveleigh was affected.

14 Nov 1793 Finance: bankruptcy - John Eveleigh, architect, builder, dealer & chapman to surrender to the Commissioners at Argyle Coffee House, Argyle Buildings on 25 & 26 Nov & 24 Dec. (BC 2224/1793 article:3 e)

18 Dec 1793 Property auction - leasehold house, last in Johnson St, joining Spring Gardens, property of John Eveleigh, bankrupt, 3 rooms/floor, 6 garrets, kitchen hall, water-closets. At Argyle Coffee House, Bath on 23 Dec at 12 o'clock by J Stafford. (BC 2458/1793 article:2 e)

26 Dec 1793 Finance: bankruptcy - John Eveleigh, architect, bankrupt, to surrender to commissioners at Argyle Coffee House, Bath on 11 Feb 1794 at 11 o'clock to disclose his estate & effects. Harry Elderton, solicitor, Bristol. (BC 13 Mar 1794)

Goods: auction - stock in trade & utensils of John Eveleigh, builder, bankrupt, inc timber planks, locks, hinges, screws, glue, boat, wherry, canoe, etc. At Cheapside, Bathwick, Bath on 13 & 14 March by Mr Plura. (BC 805/1794 article:3 d)

28 Aug 1794 Property auction, estate of John Eveleigh, cont - lot 3/3, small dwelling W-side of Cheapside adjoining premises of John Lowther intended for ferry house. Ground rent £5 10s p.a. At Ostrich Inn, Cheapside, New Town on 1 Sept by Mr Plura.(BC 2276/1794 article:3 e)

27 Mar 1794 Goods auction - timber & building materials of John Eveleigh, bankrupt. On the premises at Grosvenor Gardens at 10 o'clock 1 April by Mr Plura (BC 943/1794 article:3 e)

29 May 1794 Property auction - part of the valuable properties of John Eveleigh, builder, bankrupt, consisting of dwelling houses, yards, shops & stables in Cheapside, Bath. At 10 Milsom Street on 7 June by Mr Plura (BC 1519/1794 article:3 d)

28 Aug 1794 Property auction, l/hold estate of John Eveleigh, bankrupt - lot 1/3, mews coach-houses in Cheapside let to Mr Henry Phillott at £140 p.a with stables & 4 houses adjoining. At Ostrich Inn, Cheapside, New Town on 1 Sept by Mr Plura. (BC 2274/1794 article:3 e)

28 Aug 1794 Property auction, John Eveleigh, cont - lot 2/3, unfinished house adjoining Ostrich Inn, ground rent £7 p.a. At Ostrich Inn, Cheapside, New Town on 1 Sept by Mr Plura. (BC 2275/1794 article:3 e)

10 Sep 1795 Property auction - mews, stables & coach-houses at Cheapside Bathwick, property of John Eveleigh, bankrupt. Premises owned by Baroness of Bath for 99 years, ground rent £51 p.a. At White Hart Inn, Bath on 22 Sep by J Stafford. (BC 1284/1795 article:3 d)

Despite Eveleigh's misfortunes, Paine and Fielder continued to lease the plots, though at a much slower pace than had been anticipated. On 5-6 December 1794 no. 7 was leased to John Dawson, but it would be another three and a half years before its neighbouring plot, no. 6, was leased. There appear to have been no further leases for several months until 1796 when no. 13 was conveyed to Christopher Broughton, in trust for Edward Dickinson and no. 11 to Thomas Dickinson, Edward's father. In February 1797 Paine and Fielder leased no. 5 to Thomas King in trust for Charles Fielder, John's son (FH:27-28 Feb 1797). In June 1798 James Randolph leased no. 6 in trust for John Fielder (FH: -5 June 1798). No 10, however, was not conveyed to Emma Dickinson until 1805. The Dickinson family was to retain ownership of many of the Somerset Place properties well into the 20th century. Deeds for nos. 18-20 do not go back as far as the late 18th and early 19th centuries.

No 5 Somerset Place

Number 5 was destined to be the end house, when the 1793 financial crash brought the development of Somerset Place to a temporary standstill. The remaining 4 houses that would have completed the crescent had had their foundations built, but work never progressed any further. In the 20th century, Mr Pye-Smith, the owner of no.5, negotiated to purchase the garden that had been developed on the four plots and by then belonged to Somerset House. Pye-Smith's house was badly damaged during the Blitz in 1942 and a short while later accidentally blown up by the Royal Engineers. Confusingly, it was renumbered as no. 1 Somerset Place in the 20th century, though the other houses retained their original numbering.

In 1797 Thomas Paine and John Fielder sold the lease of no. 5 to Thomas King in trust for Charles Fielder, John's son (FH: 27-28 Feb 1797). The measurements for this plot were 23 feet on the south front, 27 feet at the northern end and 205 feet in length. There are no subsequent deeds for this property until the 20th century, but in 1822 5 and 6 Somerset Place were now occupied by Mr Arthur Anstey Calvert, Mr Webb, Miss Anstey, Mrs Cooks and Mrs Evans (BRO:0054/36 16 Sep 1822). No. 5 was occupied in 1846 by Colonel Thomas Hamilton (BRO: Silverthorne's Bath Directory 1846) and by 1851 the house was a boarding school for young ladies, run by Amy Roberts, 48. On census night she had 4 pupils in her care and a number of visitors. The four girls, aged between 16 and 19, had all been born abroad and had probably been sent to England to finish their education. Sophia Hickey was 16 and her sister Kate 17. The other girls were also sisters; Marianne Townsend 19 and Kate 17. Miss Roberts also kept 3 servants, a cook, housemaid and parlourmaid. In 1871 widow Henrietta Drury, 51, lived at no. 5 with her 17 year old daughter Mabel. Henrietta's income derived from her late husband's Civil Fund pension. She kept a cook and a housemaid. In 1881 53 year old Robert Lloyd lived at no. 5 with Eliza Edwards, his widowed housekeeper and housemaid Emily Pitt.

By 1891 solicitor James Gould Coker, 33 was living there with his wife Florence, 32 and 4 month old son Louis. The child may have been ailing, because the couple were employing a sick nurse, Emma Pink as well as a cook and housemaid..

In 1901, no. 5, now renumbered, confusingly, no. 1 Somerset Place, was occupied by widower the Rev Richard Handcock, a 72 year old cleric and his daughter Eliza,

30. Ten years later the Rev Handcock had sold the house to Julia Pearce, wife of Thomas Pearce together with a plot of garden to the west for £45 (FH:16 Mar 1911).

Julia Pearce very soon after sold no. 5 to widow Isabella Scott for £100 (FH: 8 Apr 1911). She only kept it for a year before selling it to Frank Clarkson, a Lieutenant Colonel in the Indian army medical corps for £110 (FH:19 Oct 1912).

In 1916 Frank Clarkson acquired a mortgage to lease land to the south and west from Henry Wace, now the gardens of Somerset House and where Thomas Paine had planned to build nos. 1-4 Somerset Place (FH: 31 Oct 1916).

In 1922 Clarkson sold the house with its extended garden to Talbot Edward Baines Pye-Smith, a solicitor at 7 Gay Street, Bath (FH: 24 Jun 1922) for £1200. Over the next 20 years Pye-Smith was to spend between £3-4,000 altering and modernising the houses, mainly on the provision of a lift and a rear extension to provide extra bathrooms.

In 1936 part of no. 5's garden along Winifred's Lane was designated for an Electricity Sub-station by the Corporation, and purchased from Pye-Smith (FH: 22 Sep 1936). In the Blitz of April 1942 no.5 suffered a direct hit and was one of several houses in the crescent that were gutted by fire. Despite the destruction, Pye-Smith remained at no. 5, continuing to use the gardens and the rear garage. The iron entrance gates were removed by Ministry of Works not long after the house was destroyed and entrance blocked by stone until 1948. To make matters worse, the house was accidentally blown up by The Royal Engineers as part of an exercise. They had buried much of Pye-Smith's salvaged tools and other contents in the basement of the house.

Owing to the circumstances under which the main walls of the house were mistakenly blown up by the Royal Engineers, a great many effects which it would have been easy to remove if the Owner had known what was going to happen, were in fact buried both outside the main walls (in the back yard and the side garden as well as inside the walls. The Owner therefore wishes to have the opportunity to search for and retrieve these effects while the clearing of the site is in progress.'

The missing effects included tools, crazy paving, tiles and rockery stones. Pye-Smith received an official cost of works payment for the damage and moved to a house in Cavendish Crescent, keeping his car in his garage at Somerset Place. In 1948 the blocked entrance was cleared and a wooden gate erected by Pye-Smith, now 61. Soon afterwards, the Corporation offered him £1200 for the property, based on the current market. Pye-Smith refused the offer, saying that he had spent between £3-4000 on the house since he purchased it in 1922.

In 1948 the property was described as a single private dwelling house

23' x 205' x 27' bounded on south by Somerset Place, on west by property and by houses and gardens of Vine Cottage and 4 Winifred Lane , formerly Somerset Arms, on north by Somerset Lane and east by 6 Somerset Place (FH: 1 July 1948).

While negotiations continued, Council workmen began to prematurely clear the site. Pye-Smith, who still owned the property, found them about to remove the rear iron entrance gates and demolish his garage. By then they had buried the rockery stones he wanted to keep under a newly built ramp. A letter written in 1950 mentions the summerhouse in the garden also having been demolished in October 1949 (FH: 28 April 1950). The agreement with the Council was that

Debris to be cleared is to be strictly confined to building debris of the house incl. building stone (FH: 17 Jan 1950).

In May agreement was reached and the partly demolished house and gardens (33), with the garage, was sold to the Corporation for £5500 (FH:19 May 1950). Pye-Smith had negotiated for a new garage in Winifred Lane at a cost of £1250 to replace the existing one. The Corporation then agreed to let him lease his existing one from year to year for 1s. until it was required by the college, when an alternative would be provided for him (FH:20 May 1950).



33. 1949 plan showing the house and gardens of no. 5 offered for sale to the Corporation (FH)

No 6 Somerset Place

Number 6 was leased by James Randolph, in trust for John Fielder's son Charles (FH: 4-5 Jun 1798). Charles acquired a £500 mortgage on the property from Mrs Sarah Lockyer, a widow from Keynsham (FH: 17 June 1798). In 1804 the mortgage was transferred to Edward Greenly for a further sum of £300. A further £2000 was raised before the end of the month from Elizabeth Smith, making a total of £2,800 (FH: 10 Oct 1804 & 28-9 Oct 1814). In 1821 the house was remortgaged to John Brogden, a goldsmith (FH:24-5 Jan 1821).

Charles Fielder died soon after and in September 1825 his executors sold no. 6 Somerset Place to Richard Hare, a naval officer, whose family was to live there the next 40 years or so (FH: 29 Sep 1825). He was 42 when he purchased the house with his wife Mary and their 10 year old daughter, also named Mary.

In 1851 Richard Hare was 57 and a lieutenant in the Royal Navy. The family had 4 servants: Elizabeth Hampton, a Lady's maid, Maria Ball, cook, Mary A. Gell, parlour maid and Eliza Allen, the house maid. By 1861 Richard Hare was a Royal Navy Commander. The couple continued to live there with 4 servants, including Mary Holley, a laundry proprietor.

By 1871 their daughter Mary, 30, still unmarried, was living with them and 3 servants. Ten years later another Richard Hare, possibly their son, were living at no. 6. He had retired from the Bengal Army at 44 along with his wife Gertrude, 43 and their daughters Ethel, 12 and Mabel, 7. Ethel had been born in Dharinsalla in the Punjab.

On 3 June 1917 Richard Hare died, leaving the house to Gertrude and their unmarried daughters. Ethel and Mabel Hare died within weeks of each other in 1919, probably from Spanish influenza which ravaged the post-war country. Ethel died on 17 July 1919 and Mabel on 5 Nov 1919. Their mother Gertrude outlived them by several years, dying on 18 Dec 1926.

In 1927 Richard Hare's trustees sold the house to William Devenish for £550 (FH:24 Jun 1927). A year later, Devenish sold it to The Hon Mary Noel-Hill, a spinster, for £1100 (FH:8 Nov 1928). He had doubled the price, and probably spent a considerable amount refurbishing it.

In 1936 The Hon Mary Noel-Hill sold her house to Audria Cruickshank Fuller, the wife of Kenneth Fuller, a Bath motor engineer, for £1150 (FH:22 Dec 1936). She in turn sold it to Mrs Barbara Tangye for £1600 in February 1942, just weeks before the house was completely destroyed by German bombs (FH: 24 Feb 1942).

All of Mrs Tangye's furniture and effects were either buried beneath rubble or destroyed. She was offered cost of works for rebuilding the house but didn't take it up, instead selling the ruined property to the Corporation for £3200. Mrs Tangye had by then moved to Exeter, but she left a request with her solicitors that 'any silver or plated ware or other articles of value found on the site during clearance' were to be handed to them (FH: 26 Jan 1951).

No 7 Somerset Place

5-6 Dec 1794 Thomas Paine and John Fielder leased no. 7 to John Dawson, a draper. The measurements for this plot were 23 feet on the south front, 30 feet at the northern end and 205 feet in length. In 1798 John Dawson owned the house which was occupied by Richard Hare. It was probably his son who later lived at no. 6.

In 1827 John Dawson sold no. 7 to Daniel Cabanel, who had purchased the neighbouring property, no. 8 in 1812 (FH: 1 Oct 1827). He was probably a descendant of Daniel Cabanel, a French Huguenot whose family had fled the persecutions to settle in Threadneedle Street, London by 1692.

By 1846 a Mrs Davenport and Miss Hall were living at no. 7 and in 1851 widow Sophia Davenport was head of the household, listed as a shareholder. She lived there with her unmarried niece Frances Hall, 41, also described as a shareholder. On the night of the census they were being paid a visit by Sophia's widowed Elizabeth de Berniere. The women kept 3 servants, Mary Rendall, Sophia Cosens and Letitia Passmore.

Daniel Cabanel died in 1857 and nos. 7 and 8 Somerset Place passed to his nephew, Daniel James Lee (FH: 27 August 1857). Daniel Lee was a partner in firm of Coverdale, Lee, Collier, Bistow, Withers & Russell. He didn't live at either property, but continued to lease them out to tenants. In 1861 Ellen Lambard, a 40 year old unmarried heiress, described as a 'landed proprietor' was leasing the house. She lived alone with 3 female servants.

In 1863 Daniel Lee leased the property to the Rev Thomas Methuen for £850 (FH: Oct 1863). Methuen was a 48 year old widower and Church of England clergyman. Daniel Lee died on 1 July 1871, but the Reverend Methuen remained there. In 1871 he was sharing the house with his son Paul, a 29 year old law student, a housekeeper Mary Green, 57 and 3 other servants; Sarah Ponton, 25, housemaid, Martha Stone, 24, the cook and Cornelia Hudstone, 29, the parlourmaid.

Thomas Methuen was still living there in 1881 with 3 of the servants. Mary Green was 67 and was living out her retirement there, described as 'Domestic servant superannuated'. Cordelia and Martha also remained, Sarah Ponton having been replaced by Jane Hamilton. In 1891 Cordelia and Martha still looked after Thomas, along with Ellen Hoggins.

In 1883 Thomas Knight, an upholsterer and one of Daniel Lee's trustees acquired a £4000 mortgage on the property from Samuel Alexander, auctioneer & William Ball, maltster (FH: 1 Oct 1883). Knight died in 1889 leaving the property in the hands of his numerous trustees; the Rev Alfred Dalrymple Payne, Joseph Morris, a Professor of Literature, Thomas Cox wholesale grocer of Bath, Emma and Blanche Knight, probably Thomas's unmarried daughters, Lionel Knight, an auctioneer and finally Ernest and Agnes Sparshott (FH: 15 May 1889). Ernest was secretary of Thomas Ware & Sons (FH: 28 Feb 1891). In 1889 they renewed Thomas Methuen's lease for an optional term of 3, 5 or 7 years at £95 per annum (FH: 30 Sep 1889) and he was still living there in 1901.

In 1904 Lee's executors Edward Williamson and Edward Allen transferred the house on behalf of the trustees to Frederick Palmer, Emma Dickinson's great grandson (FH: 16 June 1904). He remained there until 1919 when he leased no. 7 to Henry and Jean Carter along with a number of other houses in Somerset Place (FH: 7 Aug

1919). By this time most of the trustees had died and in 1916 the remaining three, Miss Emma Knight, Agnes Sparshott and Cecil Knight sold the house to Mrs Emily Knox, wife of Edward Knox (FH:3 Aug 1916). Following the war, Emily sold the property to Frederick Cox for £600 (FH:6 April 1920). The following year he sold it for £200 profit to Canadian Thomas Delabere May (FH:31 Mar 1921).

In April 1942 the property was destroyed by enemy bombing and later that year, on 5 December, Thomas Delabere died leaving the property to his daughter Clothilde Boulenger and friends Edmund Burgess and John McTurk. On 14 Aug 1950 they sold the demolished property to the Corporation for £3200.

No 8 Somerset Place

In 1792 Thomas Paine and John Fielder sold the lease of no. 8 to William Wheeler in trust for John Broad, a carpenter and builder (FH:4 Oct 1792). Broad then leased the property to James Beale for a year (FH:31 Oct 1792). It is probable that Broad was one of the builders who was bankrupted by the 1793 crash, because Thomas Paine leased it to James Ormond in 1799 (FH: 27-28 Nov 1799).

In 1802 James Ormond and James Bruce transferred the lease to William Fowler (FH: 4 Feb 1802) and in August he sold the lease to Colonel Robert Brooke, former governor of St Helena, for £1260. By 1811 Robert Brooke was dead and the house had passed to his widow Anna Maria Brooke and her eldest son James (FH: 20-21 Nov 1811). The following year Mrs Brooke sold the lease to Daniel Cabanel (FH: 10 sep 1812).

In 1841 Daniel Cabanel was 75 and living at no.8 with his wife Margaret 70. They had been married at Bath Abbey on 15 Jun 1790. They kept 5 servants; Mary and Ann Joliffe, William Skinner, Judith Keevil and Matilda Townshead. The house was leased to tenants throughout the 19th century. By 1851 Margaret had died and Daniel was an old man, looked after by his nieces Harriet and Susannah Lee. He had a nurse, Judith Keevill, and Ann Jolliffe was his housekeeper. Matilda Townsend was his cook, Harriet Hopkins the housemaid and William Vivash his footman.

In 1858 Daniel was dead and his nephew Daniel Lee leased the house to Elizabeth Goldie, a wealthy, unmarried woman, for £80 per annum (FH:18 June 1858). Elizabeth, then 48, lived there with her 2 unmarried sisters Margaret, 46 and Mary 45, all described in 1861 as fundholders. They had been born in the East Indies, as had their nieces Sarah, 11 and Eliza, 10 who were also living with them. The girls' brothers John, 12, John Henry, 9 and George, 8, were also living there. All the children were being educated by a governess, Fanny Woodward, 36, and looked after by 16 year old nursery maid Mary Winslans as well as a male servant, a housemaid and a cook. Elizabeth and her sisters remained for many years at no. 8. In 1871 the 3 of them were described as living on income from dividends. They had a nurse, Lousia Witherstone, and 4 servants.

In 1871 Daniel Lee died, leaving the property to his sisters Harriet and Bridget Lee, and his brother the Rev Godfrey Lee, Warden of Winchester College (FH: 1 July 1871). The following year Godfrey transferred his third of the property to his sisters as joint tenants (FH: 4 Apr 1872). Bridget Lee died in 1881 leaving brothers Alan and Godfrey as executors (FH:5 March 1881). In September executors Godfrey and Harriet, who also lived in Winchester, finally sold the house to Elizabeth Goldie for £950 (FH: 29 Sep 1881).

By 1881 Margaret Goldie had probably died, and the 2 remaining sisters were in their late 60s. They were being visited on census night by their niece Sarah Goldie and her son Lancelot, 8. The sisters still maintained a nurse, Annie Bell, as well as 4 other servants. By 1891 only Elizabeth Goldie remained at no. 8, still 'Living on her own means' with 3 servants to look after her. She died on 11 May 1896, leaving the house to the Rev Alexander Goldie and John Goldie the younger.

In 1924 Mrs Blanche Tyndall, Alexander's daughter, sold the property to Percy Cresswell for £1000 (FH:26 May 1924). He continued to live there until 1944, the house surviving the Blitz of April 1942 which destroyed several of the houses in the crescent. In 1944 Cresswell sold the house to William Spanner for £1200 (FH:28 Feb 1944) and he sold it on 3 years later to Mrs Elizabeth Skinner for £2250.

Mrs Skinner spent £1000 on improvements to the house (FH: 2 Oct 1947), letting out the top floor as a separate flat. In 1952 she sold the house to the Corporation for £3,150. The Corporation calculated that it would cost a further £3955 to adapt the house as a hostel. This was the last property to be sold to the Corporation during this phase, and the only one that was then owner/occupied. It would be some years before the remaining houses were purchased.

The layout of the house in 1952 is described below:

Floor 3

4 rooms, box room, bathroom & w.c.

2 Floor

Front bedroom, back bedroom with fitted basin, bath, linen cupboard on landing, wc in half space

1 Floor

Front drawing room with balcony, back bedroom

Ground

Stone flagged hall, cloak with w.c. dining room, kitchen

Basement off kitchen, scullery, wash house, boiler room with ideal boiler, wc, coal store, cupboards and miscellaneous cellarage

Long garden with back entrance and space for garage

No 9 Somerset Place

In November 1792 Thomas Paine sold the lease to William Culverwell of St James Square, a carpenter. Culverwell borrowed £500 from Robert Gale (FH: 20-21 Nov 1792) for 9 and 12 Somerset Place and also £200 from Thomas Paine. James Beale, another carpenter, was Culverwell's trustee. The measurements for this plot were 23 feet on the south front, 25 feet at the northern end and 205 feet in length.

The following year, the banks failed and Culverwell was ruined. Fortunately Thomas Paine had a great deal of faith in him as a builder. He agreed to take the lease of 9 and 12 Somerset Place for a peppercorn rent in order to remove Culverwell's debts to both himself and Gale, because he was 'so skilful and competent a builder' (FH:29-30 April 1793).

By 1822 both Thomas Paine and James Beale, Paine's trustee, had died and Beale's unmarried daughters Anne and Maria Beale had become joint owners of the 2 properties. Paine had, however, overreached himself, owing thousands when he died. The property was leased by trustees Anne and Maria Beale, Emma and William H Dickinson, William Gale and Betty Paine, Thomas's widow, to Nathaniel Atherton senior (FH:17 sep 1822).

Nathaniel Atherton died on 10 Oct 1830 and his son inherited the property, leasing it to a pair of schoolmistresses who ran a school there. In 1841 Sarah Hodgetts was around 50 and fellow schoolmistress Jemima Webber, 35. They had two assistants; Emma Faucron and Harriet Jennings, both 25. On the night of the census they had 17 girls between 12 and 15 boarding, as well as 3 servants.

Mary Cooke 14
Isabell Drew 12
Helen Gordon 15
Ann Hickes 10
June Halt 15
Julia Hutchinson 15
Marie H 15
Arabella Lithgow 12
Eleanor Morris 15

Elizabeth Newport 14
Lucretia Otley 14
Deborah Reed 15
Emily Strickland 15
Sarah tanner 15
Sophia Tanner 15
France Keay 15
Frances Williams 13

Elizabeth Woodbridge 30
Charlotte Brown 30
Matilda Ball 25

In 1843 Nathaniel Atherton junior sold the lease of no. 9 to the two women (FH:29 September 1843). The school was still running in 1851 with 3 assistant teachers and 17 pupils. The girls, aged between 11 and 17, were nearly all from within about 50 miles of the city and some from Bath itself. In 1856 the property was transferred as part of a marriage settlement between Arthur Dorehill and Eliza Baker, descendants of the Dickinsons. Sophia, John and George Baker were the trustees of the property (FH: 9 April 1856).

In 1861 Jemima Webber had left the school and been replaced by Mary Swansborough, a joint head teacher with Sarah. There were 20 girls boarding and 3 teachers; Fanny Meyer, Ellen Permeisan and Lucille De St Albone, the French teacher. Lucille was a 56 year old widow. Ellen, 22 and Fanny, 18 may have been former pupils. Some of the girls, who were aged between 8 and 16, now came from

much further afield, including Spain, India and Tasmania. In 1871 Mary Swansborough was headteacher along with her sister Fanny and their 14 year old niece Florence. There were 3 other teachers, Adelaide Imminck from Holland, Jessica Hitchcock and Eliza and , though Sarah Hodgetts was visiting on the night of the census. There were by now only 7 pupils, almost one for each teacher. In 1873 Sarah Hodgett and Jemima Webber transferred the lease back to John Baker, now the last trustee for Arthur and Eliza Dorehill for £1150 (FH:6 June 1873).

The Dorehills moved into the house in 1873 and were living there in 1891. Arthur was then 78 and Eliza 74. Arthur died on 12 April 1899 and John Baker, his trustee, on 8 July 1899. The property passed to Frederick Baker, a Kent farmer and George Baker, a retired army Lieutenant Colonel as joint tenants. In 1901 Eliza's great niece Annette Byford 38 was looking after her. Eliza Dorehill died on 7 Nov 1902 and the following year Frederick and George sold the house to Frank Ingle for £620 (FH:20 Jan 1903).

In 1921 Frank Ingle sold no. 9 to The Hon. Beatrix Wickens Gatacre, a widow, for £1350 (FH:9 Aug 1921). She sold it in 1936 to a Greek shipping broker Leonidas Embiricos , for £1050 (FH: 27 April 1936). He appears to have purchased it as a short term investment, selling it 7 months later to Dr Hubert Gibson for £1375, a £325 profit (FH:26 Nov 1936). The house survived the 1942 bombing, though much of the plasterwork was damaged. Hubert Gibson moved to Fonthill, Lansdown and just after the war No. 9 was purchased by Cyril Leaman, a photographer, for £2,100 (FH:30 April 1946). The following year, he sold the property to the Corporation for the same amount, as part of the hostel for the Training College. The corporation had estimated that £2,200 would be needed for the requisition (FH:21 Feb 1947).

A survey carried out for the City of Bath Education Committee in March 1947 by architects Ernest Tew & Oliver gave a relatively good picture of the building's condition and described several of the rooms and their uses.

Ground floor lobby had tessellated tiled floor, the inner hall flagstone. The basement floor had wooden blocks, 2 small room with composition floor, the rest flagged. Stone staircase to the second floor, then wooden stairs. The windows throughout the house were double hung sashes, many glazed with plate glass. A lot of the plasterwork was damaged by the bombing, and could therefore be claimed from the War Damage Commission. No 10 was completely burnt out in 1942 and the Local Authority subsequently cement rendered the exposed party walls, resulting in ' a certain amount of water ...percolating on the attic floor.' The Annexe was built ...probably about 1820 of Ashlar 'which is only 6" [thick]. Hot water boiler in kitchen and a number of sinks, hand basins and baths throughout the house.

Attic Floor - 4 bedrooms, Bathroom, Box room, room with Belfast sink and cold water supply

Second floor - 3 bedrooms.

Mezzanine floor - Bathroom. Bath, wash—hand basin, hot and cold water supply, W.C. Housemaids closet. Belfast sink.

First Floor - Drawing room, Bedroom, Wash-hand basin, hot and cold water supply

Mezzanine floor - 1 bedroom.

Ground floor - Sitting Room, Dining room, Hand service lift to kitchen in basement. Pantry Belfast sink, hot and cold water supply, W.C. wash-hand basin, hot and cold water supply, Entrance lobby.

Basement - 2 arched coal cellars, 2 small rooms with fireplaces, kitchen, store cupboards, old-fashioned range, independent hot water boiler, scullery and larder, London sink, teak draining board, w.c. Area. Detached garage with exit to rear lane

No. 10 Somerset Place

No 10 was conveyed to Emma Dickinson in 1805, but no earlier deeds were available. By 1841 Henry Walters was living at no. 10. He was 46 and originally from Batheaston. He had retired from The East India Company Civil Service and now described himself as a landed proprietor. In 1851 he was living with his son Melmoth, 21, and daughters Sophia, 19, Eleanora, 11 and Flora, 6. Melmoth was a student of Divinity and had been born in Bengal. Elizabeth Brooman was the girls' governess and Mary Holden their nurse. Eliza Holden was cook and Sarah Maidment the housemaid.

In 1861 Jessica Rigby, 63 and unmarried, was described as a 'proprietor of houses'. She kept 3 servants. By 1871 no.10 was occupied by George Reddie, a Glaswegian and retired Major General in the Bengal army. He was 62 and his wife Sarah, 49. They had 4 children living with them, all born in Bengal. Sarah was 20, Marion, 15, Julia , 13 and John 8.

In 1881 Ambrose and Emma Philips were living there. Ambrose was a barrister at law in Cambridge and the couple had lived in Calcutta where their 3 eldest children had been born. It seems probable that Ambrose had formerly worked for the Civil service out there. Their daughter Lavinia was 20, Alice, 8, Henry, 6 and Lucy, who was born Bath, was 4. It seems probable that Emma may have been Ambrose's second wife.

The Philips had left by 1891 when Mrs Margaret Boodle was head of the household, 'living on her own means'. She shared the house with her married daughter Beatrice Hutton, 36 and her 3 sons Walter, 31 and Charles, 28, both artists and Benjamin, 23, a scholar of St. Johns College, Oxford. In 1901 the Boodles had left and Charles Coote, 63, was living there 'on his own means'.

In 1904 the trustees of the Rev William Henry Dickinson's estate conveyed no. 10 to Frederick Palmer, his son, though the tenant, a C Cook, remained living there (FH:16 June 1904). In 1919 Palmer sold it to Henry and Jean Carter, who had also purchased no. 7 from Palmer (FH: 7 Aug 1919). In 1921 the couple raised a £15000 mortgage from GAC Ltd for their various houses (FH: 8 April 1921). They appear to have overreached themselves, because GAC Ltd took over the properties, selling no. 10 to Sir Robert Cockburn of 2 Lansdown Place East for £850 in 1926 (FH:11 August 1926).

Sir Robert lived at no. 10 until his death on 26 Aug 1938. He left the property to John Eliot Cockburn, who was then under 21, in the hands of trustees Talbot Pye-Smith (of 5 Somerset Place), John Cockburn and his wife Lady Isabel Hunter Cockburn. In 1941 John Eliot was 21 and inherited the property, only to see it completely burnt out a year later by German incendiary bombs, except for Eveleigh's facade (FH: 16 April 1941, Deed of Gift). On 2 May 1949 John Cockburn, by then Sir John Brydges Cockburn, died and the property was subsequently purchased by the Corporation.

No 11 Somerset Place

No. 11, together with its neighbour no. 10, formed the centrepiece of Somerset Place. They shared the magnificent façade designed by Eveleigh, both front doors having one of his 'Iceman' keystones above it. In 1796 it was conveyed to Thomas Dickinson, Edward Dickinson's father. Subsequent deeds for the 19th century were not available but in 1841 Army officer John Hogge, 45, was living at no. 11 with his 35 year old wife Maria, their 4 year old son Somerville and 4 servants. In 1851 Henrietta Townsend, 44, and sister to the absent head of the household was living there with her daughter Catherine, 16.

In 1861 another widow, Mary Dawson, was living there with her daughters, 21 year old Mary and 18 year old Ellen, along with a cook and housemaid. Mary, who had been born in Buenos Aires, was still living there in 1881. Her income was derived from foreign shares and Government bonds. With her was her daughter Mary, now married to Major William Squire, a retired Major in the 91st Highlanders, and their one year old son Hugh.

In 1891 Gertrude Hunter, 34, lived at no. 10 with her father and widowed sister Lucia Wells Fleming, 35. Lucia's son Philip, 6, lived with them. In 1904 Frederick Palmer purchased the house, along with nos. 7 and 10 (FH: 16 June 1904). He sold the three houses to Henry and Jean Carter in 1919. The couple took out a £15000 mortgage on the 3 houses and Ivy House in 1920 (FH: 12 July 1920) with GAC Ltd.

The couple appear to have defaulted on a single payment, at which the company called in the receivers. In 1931 GAC sold the house to Florence Fortt, wife of Arthur Fortt, for £1300 (FH: 13 July 1931), but appear to have still been in possession in 1942, possibly through a mortgage. In February 1942 the company leased the house to Captain Eustace Jackson for £78 per annum for 7 years. Within weeks the house had been completely destroyed and understandably Captain Jackson elected to disclaim the lease (FH: 2 Feb 1942). The house was subsequently purchased by Herbert Guest to rebuild as apartments, but in 1950 he was persuaded to sell the 'war damaged dwelling house' to the Corporation for £3187 10s (FH:17 Feb 1950)

No 12 Somerset Place

The lease on the property was purchased in 1792 by William Culverwell, whose trustee was carpenter James Beale (FH: 19-20 Nov 1792). As with previous properties, Culverwell took out a mortgage from Robert Gale, and was almost bankrupted the following year. Rescued by Thomas Paine, Culverwell leased nos. 9 and 12 to him for a peppercorn rent, in return for his debts to Gale and Paine being underwritten (FH:29 April 1793 & 30 Oct 1793).

In 1801 Robert Gale lent Thomas Paine £3000 and his son William continued to lend Paine money after Robert's death (FH: 11 June 1802 & 11 July 1820). Soon after lending him a further £640, Thomas Paine died, leaving huge debts to the Gales and Emma Dickinson. In 1822 Thomas's widow Betty leased no. 12 to Nathaniel Atherton, in trust for William Gale (FH:28 Sep 1822).

In 1841 Katherine Evans, 45, was living at no. 12 with her sister Mary. Neither were married, and lived by 'independent means' with 4 servants. In 1843 trustees Nathaniel Atherton Junior and Charles Bailey surgeon sold the leasehold to Katherine (FH: 3 Oct 1843). The sisters remained there for many years, and in 1861, at 74 and 73 respectively, they still retained 4 servants, including a footman. On 8

Nov 1866 Katherine Evans died, after appointing her sister Lady Anne Power (d. 10 Jan 1869) as executrix and then Lady Anne's son, the Rev Henry Power.

By 1881 retired Army surgeon Charles Timins, 69, was living at no. 12 with his wife Charlotte, 58 and 3 servants. The couple were still there in 1891 but in 1897 William Gardiner became tenant of no. 12 (FH: 25 Mar 1897). Henry Power had died on 15 March 1882 leaving the property to his wife. In 1898 Mary Power died (FH: 6 March 1898) leaving the property to her sons the Rev Manley and Kingsmith Power. The Powers promptly sold no. 12 to accountant Frederick Pinch for £700 (FH: 20 July 1898).

Pinch obtained a £630 mortgage from the British Workmens & General Benefit Building Society (BWGBBS) of which he was a member (FH:24 July 1898). The following year he sold the property to fellow members George & William Powell, auctioneers at 18 Bond Street (FH: 21 Feb 1899).

In 1901 tenants Emily Gardiner, 69 and her sister Mary, 63 were living at no. 12. The Powells also obtained a mortgage from their Building society (FH: 28 Sep 1907) but seem to have been unable to pay it back. In 1915 the BWGBS sold the property to Walter Hughes ISO (FH:25 Mar 1915). The First World War had begun the previous year, and it is probable that Hughes was a victim, because he died on 22 July 1917. The property was left to his brothers, Lieut Col Edmund Hughes and Ernest Hughes, a surgeon, together with Charlotte Hughes who had moved into no. 12 during the war.

In 1919, the hostilities over, the Hughes sold the house to Arthur Street and his wife Alice (FH:11 Aug 1919). They lived there until Arthur died in 1938 (9 Nov 1938) leaving Alice tenant for life and Walter Sedgwick as executor. On 8 Apr 1945 Alice died and Walter sold the house to P Street (FH:2 Nov 1945).

No. 13 Somerset Place

In 1796 no. 13 was conveyed to Christopher Broughton, in trust for Edward Dickinson, in whose family it remained into the 20th century. In 1851 widow Lady Albinia Maud, 61 was living at no. 13 with her 19 year old daughter Mary. Ten years later William Vickers, a 53 year old clergyman from Yorkshire was in residence with his wife Caroline, 47 and their 3 servants. In 1871 Arthur Fuller, 46, a carriage manufacturer, was living there with his wife Ellen, 39 and their 6 children; Arthur 10, Frank 8, Edgar 6, Ellen 5, Alice 2 and 9 month old Alfred.

In 1881 The Rev Pedder was living there with his wife Harriet, 46 and their 5 children. The couple were from Durham in Northumberland. Their daughter Anne was 18, Margaret, 17, Caroline, 15, John, 12 and Elizabeth, 10. In 1885 the property was part of a marriage settlement between John Morgan (d. 11 apr 1937) and Katherine Bennett, descendants of the Dickinsons or their trustees. The couple's trustees were George Bennett (d.22 Feb 1918), George Worthington (d.20 Feb 1913) and the Rev William Morgan (FH: 29 July 1885)

The property continued to be let, and in 1891 Harriet Pedder lived there, a widow 'living on her own means'. Her daughters Catherine and Elizabeth remained at home with her, looked after by 4 servants. By 1901 they had been joined by Harriet's sister Catherine Jenkyns. The house remained the property of the Morgan family, and in 1915 was again part of a marriage settlement, this time between George Cruden and Daisy Morgan. They married on 23 Oct 1915 and their trustees were John

Morgan, Alexander Robertson, William Cheeseman and Linton Hartland (FH:22 Oct 1915).

Henry and Jean Carter purchased the leasehold of no. 13, probably in 1919 along with other houses in the crescent. In 1920 they sold the leasehold to Margaret Lotimer, wife of Charles Winter Lotimer (FH:22 March 1920). She then conveyed it to the Rev William Morgan of Hay, in Wales (FH:16 June 1920) who in turn conveyed it to Linton Hartland, one of the Morgan trustees (FH:30 Oct 1920).

On 11 Apr 1937 John Morgan died leaving his wife Katherine as a life tenant of no. 13. The house was destroyed on 27 April 1942, the War Department awarding 'Cost of works' payments but Katherine died on 2 Oct 1942. Following the war, the remaining trustees Alexander Robertson, a retired Brigadier General and Linton Hartland together with The Chartered Bank of India Australia and China agreed to sell the property to developer Herbert Guest, together with the cost of works payment (FH:17 Dec 1948).

The combined properties of 5-7 & 10-13 Somerset Place

The 7 war damaged sites were offered for sale to Herbert Guest, a property developer, by the various owners in 1948: Talbot Pye-Smith, solicitor of 7 Gay Street and Lady Isabel Hunter Cockburn, Guardian Assurance Company Ltd (GAC), Philip Street, retired Brigadier General Alexander Robertson and The Chartered Bank of India Australia and China. Guest proposed to rebuild the properties as 'a first-class block of flats, for the purpose of investment., retaining the facade'.

The 4 owners had begun negotiating with the Corporation after the war to sell the properties which were all classified for Cost of Works compensation. The Corporation then dropped their proposals and the 4 owners negotiated to sell to Herbert Guest. Guest had signed a contract with the vendors in 1948 'for the rebuilding '

In November 1948 the Corporation resumed negotiations with a compulsory purchase order to purchase the war damaged sites themselves, the purchases to be completed not later than 21 Feb 1950.

It had been agreed that Corporation will acquire the properties in connection with provision of a hostel for City of Bath Training College of Domestic Science. The District Valuer observed that

the properties were practically destroyed by enemy action in 1942, and only a few walls now remain standing. The first step in the work of reconstruction will be the clearance of the sites. The standing walls have deteriorated since 1942, and there may be some risk that, during the work of clearing the sites, they may collapse. Owners have been asked to give approval, some already have, subject to Corporation being responsible, so [they] need insuring against loss, damage or injury (FH:letter 23 Dec 1949).

On 1 July 1949 the vendors' solicitors Berry, Powell & Shackell gave the Corporation a purchase figure of £18,000 for 10-13 Somerset Place, which Herbert Guest was under contract to purchase. Mr Hooper, the District Valuer, considered 'this is a ridiculous figure' and requested the solicitors to state the basis upon which they arrived at this figure. No 9 Somerset Place had already been purchased for £2,100. By 24 Nov 1949 the Corporation had also approved the purchase of St Winifreds for £2750 and were still in negotiations for the purchase of nos. 5-8 Somerset Place. In 1950 the vendors sold the properties at the agreed joint figure of £12,750, together with compensation of £2,500 for Herbert Guest (FH: 2 June 1950).

No 14 Somerset Place

In 1792 Thomas Paine and John Fielder sold the building lease of no. 14 to Joseph Beale in trust for James Beale (FH: 23-4 Oct 1792) and 2 years later James Beale purchased the property from Paine and Fielder (FH: 4-6 Jan 1794). In 1802 George Stothert the ironmonger purchased the lease for no. 14 from James Beale (FH:31 Dec 1802).

The property passed to the Larpent family in 1813 as part of a marriage settlement between George (later Sir) de Hochepped Larpent and Lady Charlotte (Cracroft). The trustees were Francis Ommanney, Fred Reeves, Joseph Planta Jun and John James Larpent, who would inherit the de Hochpied title (FH:12 Oct 1813).

In 1831 the late Charles Fielder's family sold the lease of no. 14 to Miss Frances Mitford. The trustees for Fielder's estate comprised the Rev Thomas Hooper, Francis Godfrey, surgeon Race Godfrey and his wife Caroline, George Reade and his wife Frances and widow Ann Savage. Frances and Ann Fielder were both Charles' sisters, Charles being the only son and heir of John Fielder (FH: 8 Oct 1831). Ten years later Frances Mitford, unmarried and of independent means, was living at no. 14 with her sisters Emma, 60, Charlotte, 55 and Caroline, 45 and 3 servants.

In 1849 there appears to have been a conflict of interest and Frances Mitford took George Reade and his wife to court over '1 messuage and garden' (FH:5 Dec 1849). It is unclear whether the case went in Frances' favour, but it appears unlikely, because she transferred the house the following year to Baron de Hochepped Larpent and John Noble (FH:30 Oct 1850). The Baron, by now in his sixties and a widower, moved into no. 14.

It appears that the Baron may have died in 1856, when the property was passed to the new Baron, Sir Albert de Hochepped Larpent, formerly of Calcutta (FH:1 Nov 1856). He, too, died on 8 June 1860, leaving the property in the hands of trustees Francis Ommanney, John Noble and Arthur Le Blanc, Octavius Ommanney, naval agent, the Rev Edward Ommanney and his wife Anna, Pierce Taylor of Bengal and John Deffell of Calcutta.

In 1861 Anne Canniell, a 56 year old widow and fundholder, was living at no. 14 with her daughters Charlotte, 21 and Ann, 18, together with a footman and 3 female servants. In 1871 Flora Macdonald, a 57 year old widow whose income derived from dividends had moved to no. 14. With her were 3 of her daughters Cecilia, 28, Helen, 24 and Georgina, 14. They had a seamstress, Eliza King and 2 other servants.

On 4 April 1873 trustee John Noble conveyed the property for the use of fellow trustees Pierce Taylor. He continued to lease the house to Flora Macdonald. By 1881, the women had been joined by Flora's eldest daughter, named after her. Pierce Taylor died on the 25 Aug 1890 and a year later Robert MacTier was in residence on census night. He was 62 and a retired Civil servant from the Indian Service in Bombay. He lived there with his wife Annie, 59 and their grown up children. Hugh MacTier, 27, was a Captain in the army and Stewart, 19, a cadet at the Royal Military College. A younger son, John, was still a scholar at 18. Their sister Susan was 22.

In 1901 Robert and Annie were living there with their widowed daughter Georgina Ginger, 44 and married daughter Susan Fanshawe, 32, with her 1 year old daughter Nancy.

By 1911 most of the De Hochepped Larpent trustees were dead and the remaining trustees, including Dame Catherine De Hochepped Larpent, transferred the property to Francis Steuart (FH:22 Dec 1911). In 1914 Francis Steuart and Colonel Pierce Taylor junior sold no. 14 to George Burghes, a Bath estate agent, for £100 (FH:18 Feb 1914). The following year George Burghes sold the house on to the Rev William Gordon for £225, at a profit of £125 (FH:7 July 1915).

Following the bombing of Somerset Place in 1942, William Gordon sold the house to Roland Shackell, an auctioneer of The Grapes Hotel, Westgate Street for £500 (FH:24 Nov 1942). The house had not been as severely damaged as others in the crescent and Shackell converted it into 2 maisonettes, one comprising the basement and ground floor, the other all the upper floors. In 1943 Shackell leased the lower maisonette to George Lewis for 7 years including the use of a bathroom on second half space, the garden at the rear and sharing the entrance hall, staircase and w.c. on the second half floor. The rent was £185 per annum (FH:15 May 1943). The following month Shackell leased the upper maisonette to John Beaumont for £130 per annum (FH: 1 June 1943)

In 1944 Shackell sold the property with the sitting tenants to widow Elizabeth Norris for £1225 (FH:11 April 1944). It was Mrs Norris who sold the house to the Corporation in 1950. She had offered the house to them for £2500 but settled for £2100 (FH:25 Aug 1950).

Description of no. 14 Somerset Place 14 Aug 1950

A Georgian dwelling-house, forming part of a terrace, constructed of Bath stone with slated roof, at present arranged as two maisonettes. The accommodation includes: —

Ground floor: Two rooms, cloakroom with basin (h & c) and W.C.

First floor: Two rooms.

Half space: Bathroom with basin (h & c) and W.C.

Second floor: Three rooms.

Third floor: Two rooms, kitchenette, bathroom with basin (h & c) and boxroom.

Basement: One room, kitchen, scullery, W.C., end arched cellar under roadway.

Outside: There is a garden at the rear 'with back entrance from Somerset lane.

Repair: The property, generally, is in a poor state of repair.

No 15 Somerset Place

The lease for no. 15 was given to Joseph Beale in trust for James Beale in April 1793 (FH:4-5 Apr 1793). The dimensions of the plot were 22 feet on the south front, 27 feet at the northern end and 205 feet in length for the dwelling house 'now erecting'. The Beales borrowed a £500 mortgage from George Williams, gent. In order to build the property (FH: 3-5 May 1793). The property then passed to the Edwards family of Usk in Monmouthshire, possibly relatives of George Williams.

In 1811 the property was leased by Richard Edwards, a tiler and plasterer to widow Emilia Filmer for 14 years for £125 p.a. (FH:30 March 1811). In 1814 records show Emilia paying a Land Tax of 3s. (FH: 25 Mar 1814). In 1816, following Richard Edwards' death, he left friend Sam Hallett as executor and his 3 brothers William, Henry and John and sister Elizabeth equal shares in his properties (FH:26 Jan 1816).

The trustees for Richard Edwards continued to own the property, the ownership becoming more complex as various children inherited their parent's share. In 1841 Lady Anne Power, an unmarried 40 year old of independent means was living at no. 15 with 3 servants. In 1845 joint trustees William and Walter Edwards and John Hodges, all labourers, together with James Hodges, gentleman, conveyed their interest in the property to farmer John Evans (FH:26 May 1845). In 1851 John and Mary Worthing and William Edwards, a tiler and plasterer, inherited the property from Edward's father, William Edwards of Usk (FH:28 Feb 1851), adding further joint trustees. The house continued to be leased, by now to John Black, 54, an army Major on half pay was living there with his wife Elizabeth, 44 and daughter Ann, 8. In 1856 William Edwards sold the property to Thomas Douglas, a draper in Bath (FH: 5 Nov 1856).

In 1861 widow Lady Anne Power, now 71 and described as a 'Lady of Title, land owner and fundholder' from Monmouth was back living there. It is probable that she was connected to the Edwards family who were also from Monmouth. Despite living alone she kept a butler and 3 other servants. Ten years later Henry Goldfinch, 55 and a 'land and fund holder' was living at no. 15 with his wife Jane, 45. Also living with them was their niece Louisa Hoff, 14 and her sister Eliza, 11 and brother John 10. They had a governess, Isabella Robson.

In 1875 no. 15 was sold to the Rev Gerard Nevile for £975 and he moved into the house with his wife Sophia, born in Italy, and daughter Amelia, 30 (FH:2 Oct 1875). Gerard had died by 1891, when Sophia Neville was living there with 3 servants. She, too had died by 1898 when the house was sold to the Rev C N Mann by Mrs IL Rogers, possibly Amelia's married name (FH:15 Nov 1898)

In 1901 Henry Veale, 69, a retired army medical officer was renting no. 15 with his wife Clarissa, 64. They had 5 unmarried daughters also living with them; Clara, 37, Mary, 36, Alice, 34, Laura, 32 and Bertha, 30. In 1906 executors of the Rev Mann conveyed the house to Miss Harriet Rogers (FH: 26 Sep 1906) and she remained there until 1930 when she sold it to William Gayner (FH:20 May 1930). The following year William sold it on to Harold Boulton (FH:7 Aug 1931). In June 1952 the executors of A Pinhey, the last owner, offered to sell the Corporation for around £2,250, but they were not then interested.

(BATH) LTD. Sale Notice 1952

Powells Of Bath, HOUSE & ESTATE AGENTS : AUCTIONEERS : VALUERS, &C.

30, Milsom Street. Bath And The City Auction Rooms, Princes Buildings, Bath

TO BE SOLD with immediate vacant possession

The fine Georgian Residence at a high and healthy elevation with south aspect and commanding open views, a quiet but not isolated position. Near to the Royal Victoria Park, and having good bus service near at hand,

The accommodation provides; —

On the Ground Floor:— Entrance Hall with screen door to Inner Hall with radiator.

Service lift to basement. **MORNING ROOM**, about 22'6" including pillared recess x 14'10" with two radiators and deep cupboard. **DINING ROOM** 13'10" X 12'10" with Adam style mantel and tiled fireplace, fitted cupboard and radiator. **KITCHENETTE** with deep sink (h&c) and large store cupboard.. Cloakroom with angle basin (h&c). and Door to garden.

First half space - in a **BATH-DRESSING ROOM** with rolled edge bath (h&c), wash basin (h&c), low flush W.C. suite

Fine **DRAWING ROOM**, about 21' 6" x 17'10" with white marble mantel and tiled fireplace, 2 radiators, communicating with **BEDROOM**, 18' x14' with two cupboards, Radiator on landing. W.C. on half—space.

On the Second Floors— South **BEDROOM**, 20'8" X 17'10" with pedestal basin (h&c) and two cupboards. **BEDROOM** with basin (h&c) and two cupboards.

On the Top Floor:— This floor is easily arranged as a self—contained Flat and contains Two Bedrooms, Sitting Room Bathroom (h&c) with basin (h&c) and W.C. Kitchenette (h&c) and small linen cupboard.

Good dry Storage and ample Cellarage in the Basement.

ELECTRIC LIGHT AND POWER. CS. CENTRAL HEATING AND INDEPENDENT

HOT WATER FROM BOILER IN THE BASEMENT.

Long Garden at the rear with a variety of fruit trees, Small Greenhouse and Wood Garden Shed. **STONE BUILT GARAGE** with electric light laid on, Washing yard etc.

FREEHOLD, GROUND RENT £8,6,0,

Rateable Value £72 Rates ½ year £40.4.0. Water ½ year £2.17.7,

By 1963, still a private house with the top floor converted into a flat. It went up for auction in January 1963 (Bath & Wilts Evening Chronicle, 5 Jan 1963, left) and was purchased from Edith Todd, the owner, by the Corporation for £6400 (FH:13 May 1963).

LANSDOWN, BATH.
POWELL & POWELL
(BATH), LTD.
HAVE been favoured with instructions to offer for SALE by AUCTION at
THE OAK ROOM,
FORTT'S RESTAURANT,
MILSOM STREET, BATH,
on
WEDNESDAY, MARCH 6th, 1963
(unless previously sold by Private Treaty)
the fine Georgian Residence, delightfully situate in one of the City's most favoured residential districts and known as
No. 15, SOMERSET PLACE.
The House, which has been modernised without loss of character provides as to the Main Part: Entrance Hall and Cloakroom; charming Double Drawing Room; Dining Room; level Kitchen (h. and c.); three principal Bedrooms and two Bathrooms.
The Top Floor is arranged as a self-contained Flat of Three Rooms Kitchen and Bathroom, and there is also a good Basement Flat.
All Main Services. Partial Central Heating. Independent Boiler. The Domestic Hot Water is supplied by Sadia electric heaters.
Attractive walled Garden at the rear with fruit trees.
LARGE DOUBLE GARAGE AND SINGLE GARAGE.
Greenhouse; Tool Shed, etc.
Vacant Possession of the whole on completion.
Further particulars of the Auctioneers at their Head Offices, 30 Milsom Street, Bath, Tel. 2218; or from the Solicitors, Messrs. Capron and Crosse, 7, Old Burlington Street, London, W.1, Tel. Regent 2128.

No 16 Somerset Place

In 1793 Thomas Paine and John Fielder sold the building lease FOR NO. 16 to James Beale in trust for Thomas Gunning (FH:4-5 Apr 1793). The house remained in the Gunning family and formed part of a marriage settlement in 1830 between William Targett and Sarah Gunning Stillman (FH:11 Aug 1830). In January 1838 Henry Stillman, Sarah's father, died and with no children of their own, the property eventually passed to Sarah's 2 cousins, John and Edmund Gunning and subsequently John's children.

In 1841 James Savory, a 60 year old gentleman of independent means, was living there with his children Henry, Edmund and Mary and 2 servants. Ten years later Catherine Mason, a 70 year old widow and fundholder was living there with her daughter Ann, 40 and granddaughter Mary, 4. The Masons were probably relatives of the Fielders and Gunnings. In 1858 John Gunning died leaving 2 children, Martha Hiscocks and Edmund Gunning (FH:31 Oct 1858).

In 1861 widow Anne Nicholson Browne, 52 and a 'landed proprietor', was leasing no. 16 with her daughters Margaret, 18 and Mary, 16 and son William, 15. In 1881 Blanche Page was living there on 'Income derived from houses' with her sister Julia Page and 3 servants.

On 19 Jan 1869 owner Sarah Targett had died and on 17 July Edmund Gunning the elder also died, leaving 4 children; Henry, George, Sarah (Challis) wife of Thomas Challis and Mary wife of Thomas Harding as trustees. In 1884 William Targett died (FH: 28 Nov 1884) and the property passed to the 10 trustees, all relatives of Thomas and Sarah Targett, who derived income from both the properties themselves and the ground rents.

In 1885 the remaining 3 trustees, George Gunning, accountant, Thomas Harding, carpenter and Thomas Challis, a gardener, divided the properties in Gloucester Place and 16 Somerset Place up between them (FH: 31 Dec 1885). By then 16 Somerset Place was occupied by the Misses Sage. In December of that year it was sold to Augustus How (FH:31 Dec 1885). How continued to lease the house and in 1891 Blanche Page, 66 and of independent means, was living there with 4 servants. She remained there until at least 1901. In 1904 the house was purchased by surgeon Charles Straton (FH: 1 Feb 1904). He died in 1915, leaving the house to his 4 sons Charles, Alexander a surgeon, Arthur and Norman, a dentist (FH:22 Feb 1915).

In 1919 Charles, Alexander and Arthur gave Norman no. 16 as part of his share of the estate (FH:14 Oct 1919). In 1921 he leased the house to Henry Berryman (15 Sep 1921) who remained there until March 1940, when he gave up the lease. It was taken over by new tenant Harry Onley, who remained there until 1951.

In 1922 Norman Straton sold the house with its sitting tenant to Francis Smith Coward for £670 (FH: 25 Aug 1922). Coward died in 1948 leaving it to his sons Francis Leslie Coward, a Timber Importer's Representative and Douglas Coward, a motor engineer (12 June 1948).

In 1951 Francis Leslie Coward sold the house to architect Richard Brocklebank (BRO:BC/9135,1 Feb 1951). He applied for permission for a double garage (2 Oct 1951) but died suddenly on 23 Dec 1951. The following year his widow Mary sold the house to Marina Apley, wife of Dr John Apley (FH:3 Nov 1952). Marina Apley died on 4 May 1981 and her executors, Henry Palmer and Bridget Godwin, then sold the house to Jill and David Harrison for £87,500. On 12 May 1983 Jill and David Harrison sold the house to the Corporation for £130,000 plus £4500 for the carpets they had laid throughout the house.

DESCRIPTION OF 16 SOMERSET PLACE, LANSDOWN, BATH 1983

Brief Schedule of Fitted Carpets

Ground Floor, Inner Hall & Staircase leading from Ground

Floor to Top Floor, including landings — Mushroom Wilton style fitted carpet.

This carpet is also fitted to the:

First Floor front room

The Half Landing Bathroom between 1st & 2nd floors

The Half Landing Bathroom between 2nd & top floors

Ground Floor front room — Beige twist shag pile carpet as fitted.

This carpet is also fitted to the:

Rear Ground Floor room

Ground Floor kitchen

Half Landing room between ground & 1st floors

First Floor rear Bathroom

Front & Rear rooms on 2nd floor

1 front & 1 rear room on the top floor

The other rear rooms on the top floor are partly covered but not fitted with loose mushroom Wilton style carpet.

No. 17 Somerset Place

In 1790 Henry Stone of The Thorn, Birley, Hereford obtained a mortgage from Philip Davis of Leominster for no.17 (FH:3-4 Nov 1790). In 1798 the 'Plot with 3 gardens' was occupied by George Percival, linen draper and a Mr Crowden, hair dresser as tenants of Thomas Paine (FH:25 Aug 1798). In 1802 Thomas Paine transferred to lease to Henry Stone (FH: 24 June 1802). Philip Davis died in 1805, transferring the mortgage investment to his wife Rebecca (FH:19-20 Dec 1805).

By 1813 Thomas Paine owed £7768 plus interest to his mortgagors (FH:10 Sep 1813) and in the following year the property was sold to Samuel Severne for £2000, who was already leasing it (1-2 Aug 1814). Severne obtained a £1000 mortgage on the property from draper William Penny (FH:3 Aug 1814) but sold it to Benjamin Bartrum, an upholsterer in 1823. John Stothert, the ironmonger, was Bartrum's trustee (FH:4 Aug 1823).

In 1830 the mortgage was re-assigned to Barbarina Denie (FH:23 Aug 1830). Bartrum died on 3 Feb 1846 and in July Barbarina Denie put the mortgage into the hands of her trustees and went to live in Brussels. In 1851 Mrs Frances Curteis, then 70, leased the property for herself and daughters Frances, 34 and Jane, 27. After their mother died in 1862, Benjamin Bartrum's trustees, John Stothert Bartrum, surgeon, Charles Godwin and Robert Carpenter, accountant sold the property to the two sisters (FH: 3 March 1862) who continued to live at no. 17 until their deaths Frances died on 9 April 1898 and Jane died 3 years later on 14 Jan 1901.

They left no. 17 to their niece Mary Curteis, who sold it to John Wilson for £320 (FH:2 Dec 1901). It seems unlikely that the two women had carried out much modernisation to the property in their 50 or more years there and later in the year John Wilson sold the property for £430, a profit of £110, to builders George and

Charles Long (FH:31 Dec 1901). The builders renovated the property and leased it out until 1927 when they sold it to Dr James Long for £500 (FH:3 Feb 1927). Dr Long sold the house in 1936 to retired Captain George Grenfell for £575 (FH:7 Aug 1936). When the war began in 1939, George Grenfell was called up as a Captain in Royal Air Force. In 1941 he sold the house to William Myatt, a Company Director, for £1400 (FH:17 April 1941). The house survived the bombing in 1942 and just after the war Myatt sold the house to Stanley Aldrich, a brush manufacturer, for £1750 (FH:23 April 1945). Aldrich died on 20 Nov 1956 leaving it to his wife Sharlie (FH:19 June 1957) and she immediately sold it to Frank Morton, a university lecturer, for £2900 (FH:31 July 1957).

The house then changed hands at regular intervals. Two years later Frank Morton sold the house to Bryan Harvey, Deputy Superintendent Inspector of Factories and his wife Margaret for £2850 (FH:31 July 1959). In 1962 the Mortons sold it on to widow Gertrude Henn Gennys of Keaton House, Ivybridge in Devon for £6,300, over double the price they had paid three years earlier (FH:25 May 1962).

On 7 Apr 1969 Gertrude Henn Gennys died, leaving no. 17 to executors Sina Patterson and William Blakeney. They sold it to Bath College of Education (Home Economics) in 1970 for £9000 (FH: 9 Sep 1969). A description of the property dimensions are given on a 1969 plan:

Property incl. garage yard & outbuildings

22' on south front, 218' on west side and 221' 11" on east side and 25' 9" to rear, plus area 10' wide lying before dwelling house.

No. 18-20 Somerset Place

There were no deeds available for nos. 18-20 for the 18th or 19th centuries. The three properties were owned throughout the 19th and early 20th century by the Dickinson family. In 1851 William Bruiere, 63 was living at no. 18 with his wife Hannah, 68. He had been born in Bengal, probably into an army family. His sons Henry, 42, a Major in the 43rd foot and Frederick, 27, a Captain in the same unit, were probably home on leave. Their sisters Fanny, 25 and Louisa, 34 were also still at home. Widow Catherine Henry, 45, lived next door at no. 19. The census described her as 'Dependant on friends, property in chancery – land'. Her visitors on the night of the census were in a similar position; Eliza Tooth, 35 and Julia Masters, 19, possibly tied up in the same law suit. At no. 20 was Catherine Longley, a 63 year old fundholder, as was her sister Martha, 62.

In 1861 widow Frances Pope, 64, an 'annuitant pensioner' was living at no. 18 with her servants and Sophia Shaw, 63. Frances' brother Walter Craycroft, 66 was visiting her on census night. At no. 19 were Algernon Holt, 54, a magistrate and landowner and Emma, 43, his wife. They had 4 sons; Algernon, 13, Rashleigh 11, Charles 6 and Gilbert 3. At no. 20 was another elderly lady Catherine Langley, 73, described as a 'Gentlewoman' and her sister Martha, 72.

In 1871 a retired Captain in the Indian Army, Frederick Hunter, 43 lived there with his wife Eleanora, 41. They had 4 children; Frederick, 17, Gertrude, 14, Kate, 12 and Beatrice 11. Both nos.19 and 20 were unoccupied on the night of the census. Frederick and Eleanor Hunter were still living at no. 18 in 1881. They had produced another daughter, Mabel and whilst Beatrice seems to have left home, Gertrude and Kate were still living with their parents. Widow Louisa Montgomery, 48 was living at no. 19 on an annuity and Adamina Mann, 49, at no. 20, was living on 'funded property'.

In 1891 the Hunters had moved on and Eliza James, 70 and sisters Henrietta, 65 and Caroline, 63 were living at no. 18. An elderly widow lived alone at no.19, Sophia Wood, 81 and at no. 20 Ada Lane, 59. Eliza and sister Caroline were still at no. 18 in 1901 and Martha Hale, 70 was at no. 19. No. 20 was unoccupied.

On 4 Feb 1883 the owner of all 3 properties Rev William Henry Dickinson died leaving his property to daughters Catherine Langford and Jessie Palmer in trust for Frederick Palmer, Jessie's son. On 27 Feb 1901 Catherine died and on 29 Aug 1903 Jessie died as well. On 16 Jun 1904 the Somerset place properties were conveyed to Frederick Palmer.

Frederick inherited a number of properties in Somerset Place. He now owned nos. 6 to 8 and 14 to 17 as well as their fee farm rents. In addition he owned nos.10-11 which was vacant, no. 18 with Miss James as tenant, no 19 with Miss Hall as tenant and no. 20, also vacant. In addition he had inherited Ivy House with Mrs Parsloe as tenant and Somerset House, Winifred Lane with the adjoining shrubbery to east.

On 5 Jun 1918 Frederick Palmer sold nos. 18-20 Somerset Place to Henry Carter along with several other properties.

After World War I the properties were converted into flats, though the deeds don't make clear which.

6 Sep 1918 Annie Ansell top floor flat £60 p.a. for 7 or 17 years

14 Oct 1918 Ethel Coates second floor flat £60 for 3 years

12 Feb 1919 Edith James Ground Floor flat £100 p.a. for 7 years

The first schedule also included 10-11 Somerset Place, Ivy House and Somerset House with its shrubbery.

On 4 Jun 1922 Frederick Palmer died, and following problems with the Carter's mortgage, Guardian Assurance became the owners of the properties. On 13 July 1931 Guardian Assurance sold the 3 houses to Mrs Florence Fortt , wife of Arthur Fortt for £1,300. In 1950 she sold them to Arthur Batten for £3750, still let as flats (FH:31 Jul 1950). Arthur Batten died on 16 Oct 1960 and in 1964 Eva Batten, Arthur's wife and Vernon Batten, her son, sold the 3 plots plus garage and other outbuildings to the Corporation for £10,000 (FH:1 Mar 1964).

Nos. 1- 4 Somerset Place

Various early Somerset Place leases confirm that the foundations of nos. 1-4 Somerset Place were built by Thomas Paine. The gardens behind them were used as a potato ground by him for some time into the 19th century. An 1822 lease indicates that the four houses had yet to be built, though the intention was still there (BRO:0054/36 16 Sep 1822).

Thomas Paine some time ago laid the foundations of 4 dwelling houses on a further part of the close and he set apart behind the said foundations for a garden to each of the intended dwelling houses... whereon coach house and stables may be built and some time ago Thomas Paine also built under part of the carriage road opposite the foundations intended to be 1 and 2 an Ice House which is now in the tenure of Beddows.

In 1822, following Paine's death and bankruptcy, Betty Paine conveyed to William Henry Dickinson the

4 foundations of ground intended for messuages in Somerset Place intended to be Nos 1-4 being at present in one piece and unenclosed on [the] north and east sides, bounded on the north by the carriage road [Somerset Lane] and on the east by no. 5 and on the west by the road [Winifreds Lane] leading to and from fields with Winifred's Well (BRO: 0054/36, 15 Sep 1822).

When it became obvious that the four houses would never be built, the land seems to have been incorporated into the gardens of Paine's Somerset House. In 1916 Frank Clarkson, the owner of no. 5 Somerset Place, acquired a mortgage to lease the garden to the south and west of his property from Henry Wace (FH: 31 Oct 1916).

Additional 2 plots of land adjacent no. 5 on west and south sides by east 33 poles 18 yards (coloured orange & green) for sum of £235 and plot on south-east side containing 10 poles 37 yards used as a rock garden and shrubbery coloured green

In 1922 Talbot Pye-Smith bought no. 5 with its extended garden from Clarkson (FH: 24 Jun 1922). On 9 July 1923 Henry Wace sold a small triangular corner of 4 Winifred Lane to Talbot Pye –Smith, the owner of 5 Somerset Place for a yearly rent of £25, agreeing to plant and maintain a privet hedge between the 2 properties (FH:9 July 1923).

Later, Pye-Smith appears to have purchased the remaining garden from Wace, because he is described as the owner of the land in 1936 when the Corporation purchased part of it for an Electricity sub-station (FH: 22 Sep 1936). The Electricity Board placed the sub-station beside the flight of stone steps. A further 21 year lease at 10s. per annum was granted in 1957 and it describes the area taken from Pye-Smith's garden as 73 feet square to hold from 24 June 1957 (FH:July 1958).



34. Somerset Place c1880s (BL: L70)



35. Pre war photograph of creeper covered Somerset Place at the junction with Somerset Lane (BL:L 70)



36. Photograph c1930s (NMR Gerald Sanville BB98-10958)



37. Photograph c1930s (VAG: Frank Yerbury)

Somerset Place and the Blitz

On the nights of Saturday and Sunday 25 and 26 April 1942, the air raid which came to be known as the Baedeker raids' took place, reigning terror and destruction on Bath. Fifty planes took place the first night and 30 the second. In the aftermath nos. 5-7 were completely destroyed and whilst the façade was left intact, numbers 10-12 were burnt out by the incendiary bombs.



38. John Piper, official war artist: Somerset Place, Bath (Tate Gallery: NO5720)



39. 1942 The ruins of 5-7 sp and the remaining façade of nos. 10-11 (BRO: 027)



40. Ruins of nos. 5-7 Somerset Place 1942 (NMR)



41. Ruined façade of 10-11 Somerset Place 1942 (Leslie Atkinson, war artist: Somerset Place, Bath Private Collection)



42. Ruined façade of 10-11 Somerset Place 1942 (R F Wills: NMR)



43. 1942 Somerset Place (BRO:006)

Architect Mowbray Green visited the site in the following days, writing a report recommending immediate conservation measures to stabilise some of the walls which were still standing in otherwise demolished houses. On a visit two years later Green and other officials found that all that remained of nos. 5-7 was the front entrance doorway of no. 7 **(40)**.

The remains of nos. 10-13 seem to be in much the same condition at the time of my last report (12 Jan 1943) but nevertheless it is desirable that first-aid protective repairs should be put in hand on this important façade as soon as possible

They advised that nos. 5-7 should be demolished and the tops of all the external and internal walls of 10-13 **(41-43)** were to be protected against the weather, the cost of the scaffolding and protection £72. Those who had lost their properties or suffered damage were given an estimated 'Cost of Works' by way of compensation. Most chose to take up the Corporation's offer to compulsorily purchase their properties in order to rebuild them as hostels for the City of Bath Training College of Domestic Science.

The Hostel for the City of Bath Training College of Domestic Science

Following the war, the Ministry of Education made a provision to acquire suitable premises as a hostel for students studying at Bath College of Domestic Science. Having made compulsory purchase orders to acquire several of the war damaged properties in Somerset Place, the Corporation applied to the ministry to increase their contribution in 1950-1 in order that the rebuilding could start.

The Ministry of Education approved the proposal to acquire 10-13 Somerset Place at a cost of £13292 19s and the War Damage Committee has approved the reinstatement of the war-damaged premises at Somerset Place. War damage was assessed at £9,860 (3 Oct 1950). The Sub-Committee were unable to accept an offer to sell nos. 14 and 18-20 and instead instructed the Town Clerk to negotiate for the purchase of 4 Winifreds Lane [Grape Vine Cottage], required in connection with the scheme (FH:27 Jan 1950).



In August 1950 the plans submitted for the rebuilding of 13 and the adaptation of 14 were agreed with conditions:

By Jan 1963 there were 245 residential students , most of them accommodated at Somerset Place. Work on nos. 5-7 was nearing completion, adding a further 45 places. The college was currently placing other students at Bromley College, but the Corporation now owned nos. 5-14 and intended to purchase the rest of the crescent in the next 2 years, accommodating 192 students. Nos. 8-14 housed 85 students and nos. 5-7 a further 45. The Corporation would then acquire nos.15-20 as and when they came on the market, anticipating £5,000 per house. Each of the houses was privately owned and in very good condition.

In May 1963 Councillor Lieut Colonel and Mrs Todd sold 15 Somerset Place to the Corporation for £6,568. In 1964 Eva and Vernon Batten sold the 3 plots of nos. 18-20 Somerset Place plus garage and other outbuildings to the Corporation for £10,000 (FH:1 Mar 1964). In 1970 the executors of no. 17 sold it to Bath College of Education (Home Economics) for £9000 (FH: 9 Sep 1969). It would be a further 13 years before the last house was purchased, but in May 1983 Jill and David Harrison sold the house to the Corporation for £130,000 plus a further £4,500 for the carpets they had laid throughout the house (FH: 12 May 1983). This was rather more than the estimated £5,000 per house mooted in 1963.

Bath School of Art and Design

By 1983 Bath School of Art and Design had moved to Somerset Place, part of a campus built on the opposite side of Winifred's Lane. The Bath Art School was founded in Bath in 1852. During the Second World War its accommodation was destroyed, and the school became the Bath Academy of Art, moving to nearby Corsham Court. In 1975 it merged with Bath College of Higher Education and in March 2005, the institution won university status, becoming Bath Spa University in August 2005. In 2005 Somerset Place was acquired by Propinvest Holdings with the historic building specialist Future Heritage as their development partner.

20th Century Structural History of Somerset Place 1902 – 1975

There were a number of structural alterations carried out to houses in Somerset Place during the early years of the 20th Century. Some of the plans are stored as building control records at Bath Record Office but others have been lost. Whilst a number of the buildings were completely destroyed during the Blitz of April 1942, some of the plans submitted prior to this have been reproduced in order to verify the layout of the properties.

In 1903 an extension was designed for the rear of no. 19 by architect Fred Gardiner for Mr Cross, the builder. the walls were of 6" ashlar, all timber to be red deal and the roof covered with patent Vulcanite (BRO: BC/1511).

In 1918 nos. 18-20 were converted into 5 flats for HD Carter of 18-20 into 5 flats with a further flat for the caretaker and his family. On 29 Nov 1918 there was a notice of completion of the caretaker's apartments in no. 20, which also comprised 2 flats 20 and 21. New tenant Miss Ancell had taken furniture into her Attic flat, no. 20 on 20 Sep 1918 whilst a dispute ran between Carter and the Corporation about Mr Carter having not applied for building permission and the need to raise the ceiling of the top attic and dormer windows by 18".

Without these conditions being satisfied, the Corporation were unable to issue a certificate for the conversion. The Carters had not given notice or deposited plans and work was nearing completion when it came to the City surveyor's attention. He was particularly concerned about the caretaker's flat which 'as far as can be judged from the plans you are proposing to create a 'cellar dwelling' contrary to the public Health Act, 1875. despite a letter being sent to Mr Carter and the builder Mr Gifford, they both 'pleaded ignorance' and then submitted architect's plans.

In a letter dated 20 Aug 1918 from Carter of I Hyde Park, 163 Westbourne Terrace to the City surveyor, he itemised the materials used. The only material purchased, he claimed, was a small qty 4x2, 2 pedestal closets, 2 baths, 2 water waste preventers, the rest of material was taken from the basement. He had made 2 entrances to each floor at a cost of £7 10 and 'had cleared out and sold considerably more lead & iron than I have used'. He was only allowed to spend £750 (War time building regulations) and he had not exceeded it. He claimed he had

a lot of property which is unproductive and has been for many years and being put in a dilapidated state by the Military I have no alternative but to do the property up and get some income out of it.

In 1933 plans for proposed alterations to no. 5 were submitted (Fig. 26- 27), though the house was subsequently destroyed in 1942.

In July 1934 alterations were carried out to the existing rear ashlar extension for Mrs Street at no.12 Somerset Place. The work included refitting existing windows in new positions and inserting a bathroom on the second half landing, leaving the w.c.s in their existing positions (Fig. 28).

In 1946 plans were submitted for the proposed conversion into flats of no. 9 Somerset Place by architect John Rogers of Radstock and builders Erwood & Morris

(Fig. 29 & 30). The building was later purchased by the Corporation as part of the hostel.

In 1950 plans were submitted for turning 13-14 Somerset Place into a hostel (Fig. 31-32) by architect Ernest Tew and builders Hugh Robert & Davies. The floors were of precast concrete, supported on RSJs. There were precast concrete stairs mainly in the student bedrooms with a utility room, dining room kitchen and boiler room in the basement. In December planning permission was given with some conditions, including a stone staircases, false ceilings and some replacement sashes.

There should be 2 sinks in the basement utility room for 2 girls at a time to carry out personal laundry, a larder area to be incorporated for washing up by the dining room, 2 cubicles installed on the 3rd floor for washing - 'it would be an improvement to make these 2 cubicles deep enough to have a curtain across the opening of each to give some degree of privacy'. A lavatory was also to be added in one of the existing cupboards and some insulation of ceilings carried out and study bedrooms soundproofed (FH:3 Aug 1950 Letter). In December planning permission was given for the conversion of 13-14 Somerset Place to a hostel for the Domestic Science Training College for Girls (FH:11 Dec 1950 planning permission).

In November 1950 further plans were submitted for the proposed new hostel at 8-12 Somerset Place

Third Floor to consist of student bedrooms and staff bedrooms:

No. 12 6 student bedrooms, nos.10-11 10 student bedrooms and 2 bathrooms, no. 9 4 larger bedrooms and a box room and bathroom, no.8 2 large bedrooms, a staff sitting room and box room

Second Floor to consist of student bedrooms and staff bedrooms:

Nos.10-12 as above, no. 9 2 staff bedsitting rooms , bed and bathroom, no.8 4 staff bedsitting rooms

Mezzanine floor:

No.12 3 student bedrooms and bathroom (the rest the upper part of the common room at front), nos. 10-11 6 student bedrooms, bathroom (the rest the upper part of union room at front), no. 9 Upper part of sick bay and no. 8 Upper part of head warden's flat.

First Floor:

No. 12 3 student bedrooms bathroom and common room, nos. 10-11 6 student bedrooms, bathroom and union room at front. Both the common room and union room had narrow hardwood strip flooring on battens). No. 9 the sick room and a bathroom with 2 further sick rooms at front, 8 bedrooms and a bathroom at rear, Head warden's sitting room and office at front.

Ground floor:

Nos. 10-12 student bedrooms at rear, nos.10-11 large central hall with interview room to either side, 12, hall with interview room to right, no. 9 Matron's bedsitting room and kitchen at back and her office and surgery at front , no. 8 staff common room at rear and bath and bursars office at front

There were main stairs in nos. 9,11 and 12 and lift in 10. The plans proposed to remove the staircase of no. 8 Somerset Place.

Lower Ground Floor:

No. 12 kitchen and stores, nos.10-11 dining room across rear, lift, stairs and linen store centre and general utility rooms to front, no. 9 2 large Box rooms separated by stairs, no. 8 staff dining to rear with small staff kitchen, stores in centre then staff utility and domestic staff utility and staff box room.- through wall to stairs in no. 9 (BRO: BC/8884, 16 Nov 1950).

In 1961 Hugh Roberts was given planning permission to rebuild nos. 5-7 Somerset Place as a hostel.

First Floor: 7 bedsitter to rear: no.5 (3), no.6 (3) and no. 7 (1 plus a double bedsitter at the east end. There was a long corridor down the centre of the first floor with a pantry at the east end and escape stairs at the west end.

Lower Ground Floor no.5 Cleaners store and pantry, 2 bathrooms, drying room and lavatory, no.6 area and stairs, no. 7 -Lift, lavatory, area (in front of pantry), common room at front (no. 5), Library (nos. 6-7)

The only staircase was in no. 6, there were none in either 5 or 7, but there were internal fire stairs on the west side of no. 5 (BRO: BC/1360622/8/61).

In 1965 plans were approved to convert 18-20 Somerset Place to part of the hostel (BRO: BC/15784 1965). In 1970 plans were approved for the erection of 3 classrooms to the rear of 6-8 Somerset Place , a tutors rooms and w.c. (Fig. 34) and in 1972 a student union building to the rear (Fig. 35).

Conclusion

Somerset Place was intended to be a complete crescent of 20 houses, rivalling the Royal crescent with a magnificent central façade by John Eveleigh. Instead, the work was halted by the 1793 financial crash and owner Thomas Paine died bankrupt, having overstretched himself by borrowing thousand of pounds in order to complete his development. If the financial crash had not happened, he would probably have been successful. He purchased a strip of land to the west of his development and when it became obvious that, despite the foundations being built, he leased it out for further development, resulting in Grape vine Cottage, Winifred's Buildings, part of which became The Somerset Arms, and his own house, Somerset Place. Of all these, only the latter remains, the rest demolished c1950 when the Corporation began to buy up the houses for hostel accommodation.

The deeds indicate that the foundations for nos. 1-4 were all built, Paine using the gardens behind to grow potatoes. Little happened to the houses in the 19th century, probably because the majority of tenants were elderly, principally widows and spinsters of independent means. Following the First World War several properties were sold off to Henry Carter, a property developer. He converted nos. 18-20 into flats and would have probably converted several other houses had he not defaulted on a repayment and lost the properties to the mortgage company.

The crescent suffered terrible destruction in the 1942 Blitz, resulting in the loss of several houses; nos. 5-7 and 10-13. These were later rebuilt between the 1950s and 1960s, incorporating the houses in between, into hostel accommodation. Today, the rear gardens of 5-13 have been lost along with the gardens and buildings of Winifred's Lane, incorporated into the art college's grounds and now comprising parts of old and new walls, 1970s classrooms and an early 20th century garage in amongst areas of grass and paving. The area where Paine built the foundations of 1-4 was excavated to form a car park for the college some time ago and any evidence of them has probably been lost.

In front of the crescent is the oval lawn built over Paine's reservoir as well as a contemporary ice house, which is probably still beneath the lawn. The railings and part of the stonework were removed during World War II, and the garden has become overgrown with self-planted trees and lost Paine's original concept of a terrace walk partially lined by an avenue of trees at the southern edge.

The original garden designs were barely recorded, although the plan for no.16 Somerset Place (FH:10 Jun 1817) suggests they were probably similar to the garden excavated at 4 the Circus. The 1886 OS map shows the Victorian planting in greater detail.

The Crescent was intended as residential homes, and was used as such up until the 1950s when many were converted into hostels. The buildings, gathered round their central private lawn, form a unique late 18th century development. While several of the buildings were lost in 1942, most of the others retain sufficient features to be restored back into residential homes.

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Maps and Plans

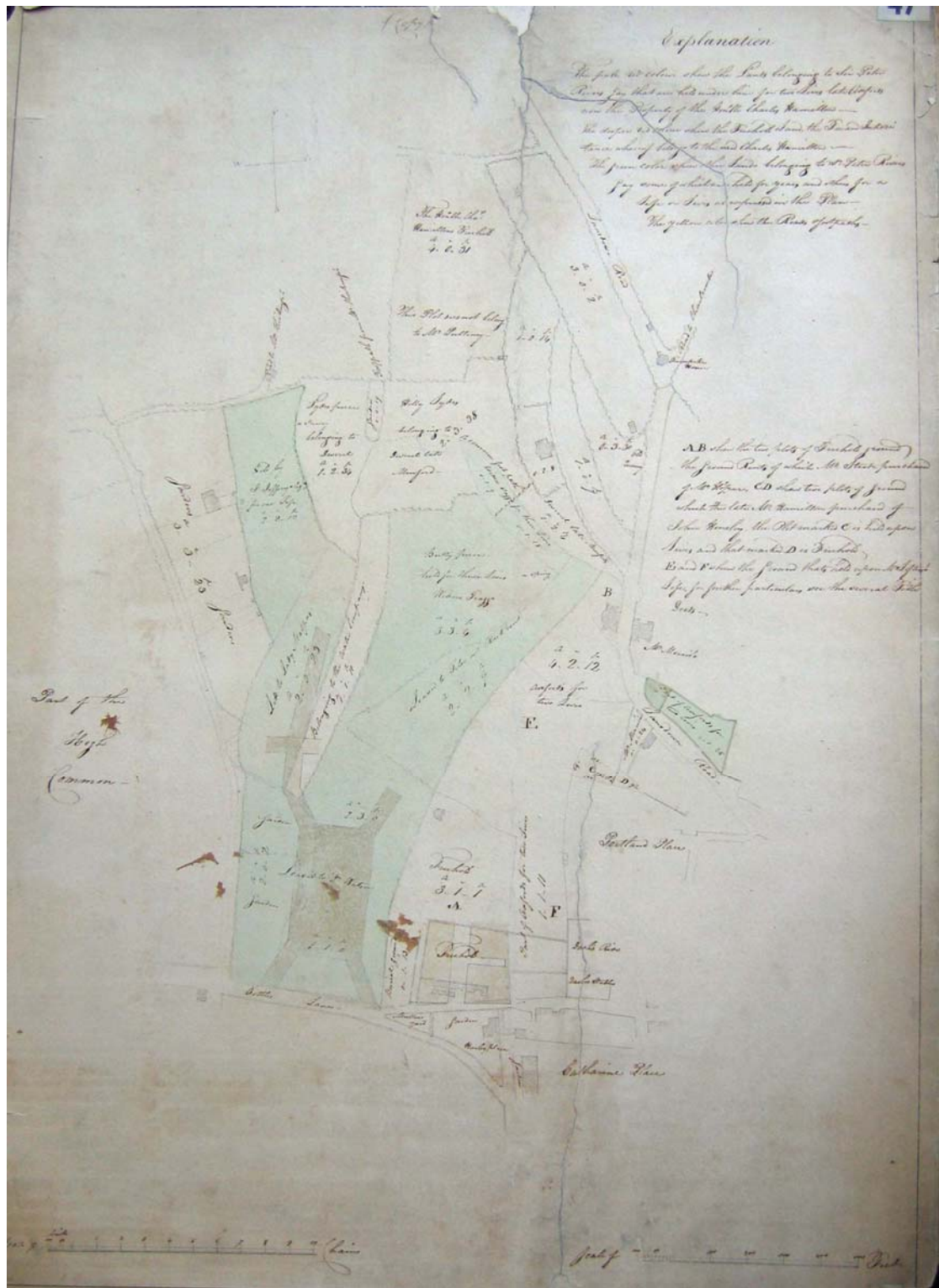


Fig. 1 c1770 plan of Lansdown area showing Charles Hamilton's lands (BL)

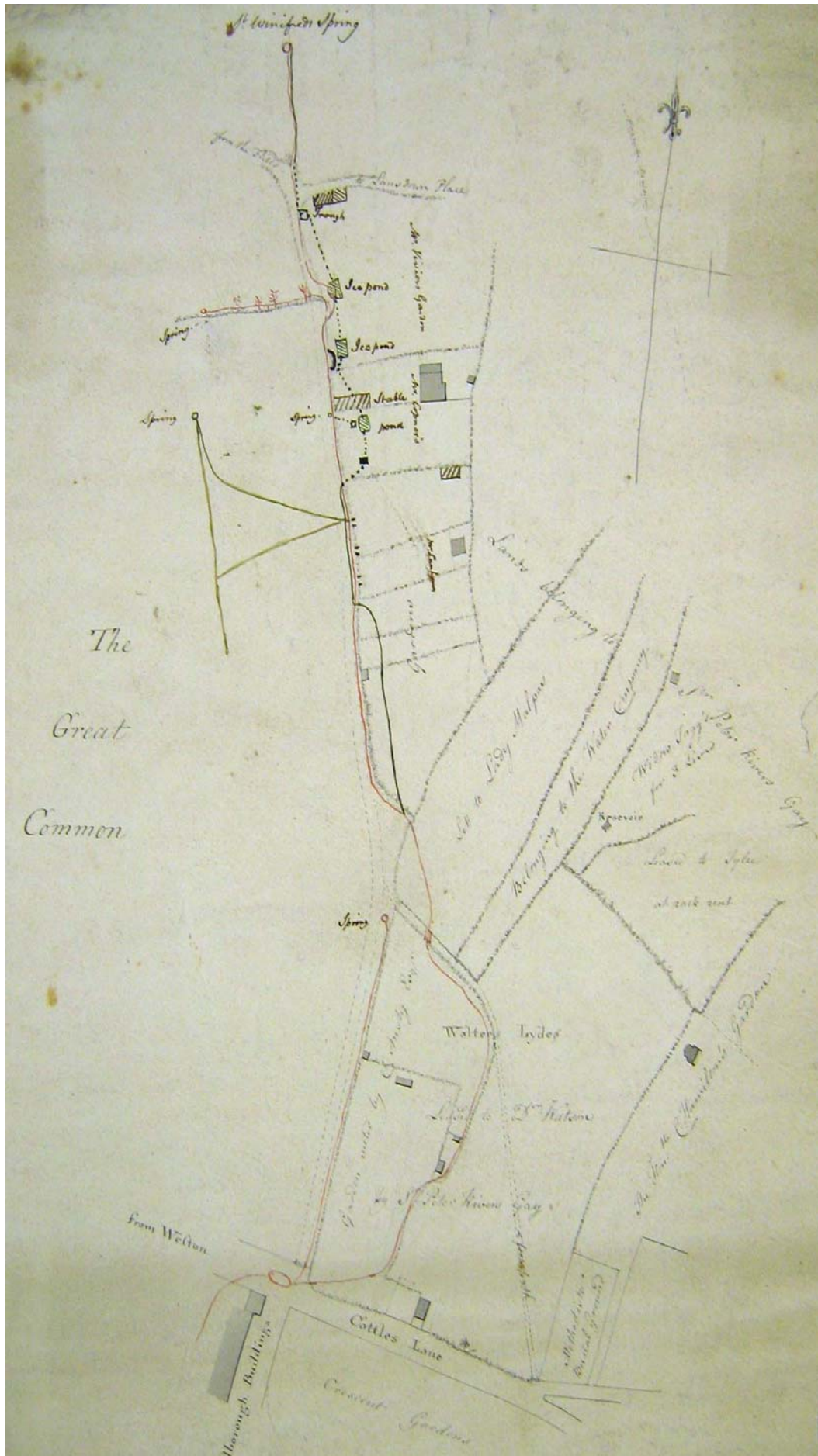
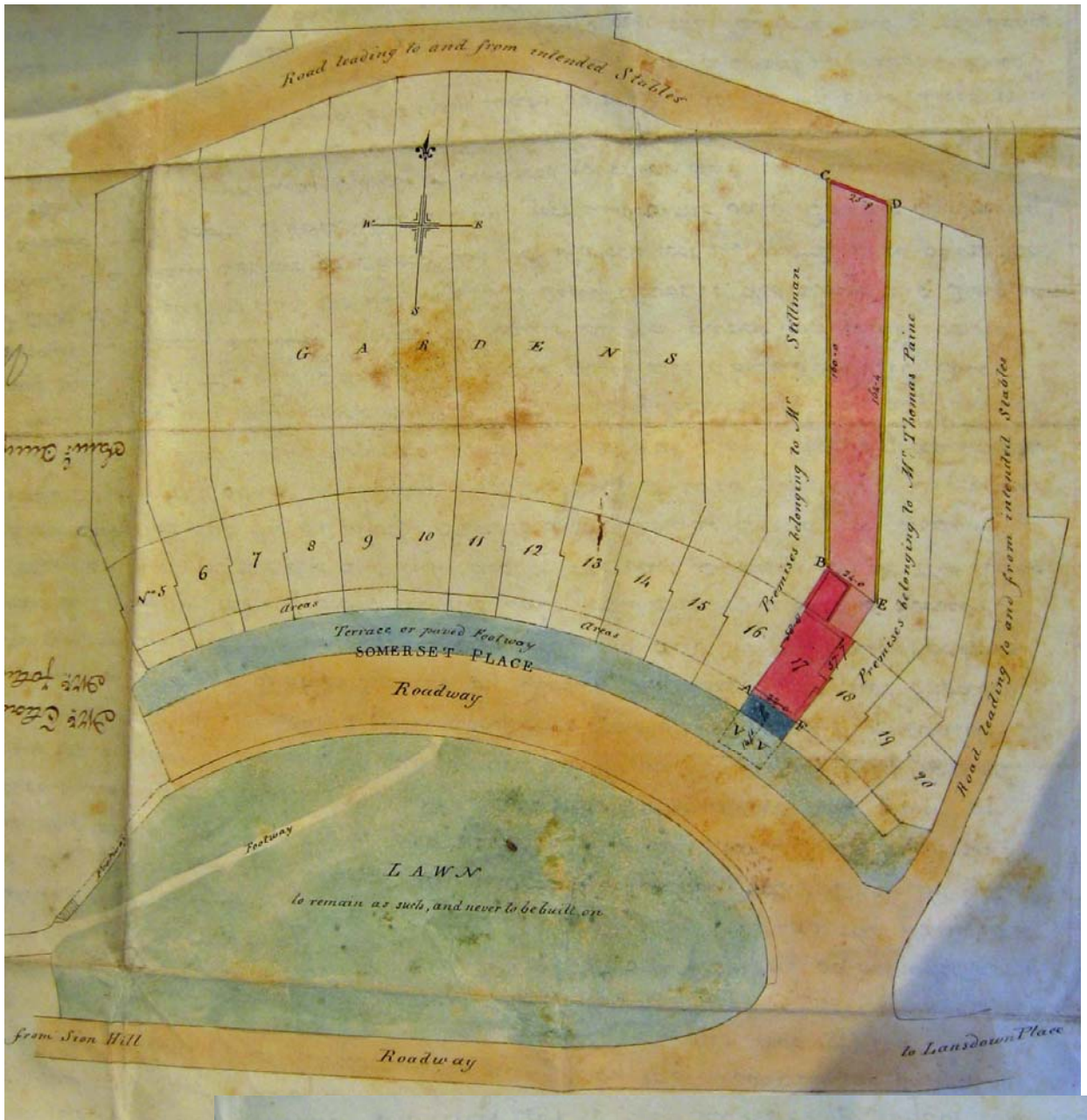


Fig. 2 1786 BL 320/34 Harcourt Masters Plan of the water courses from St Winifred's Spring (BL)



Fig. 3 c1786 plan of Bath commons showing the water courses from Winfred's Well (BL:322/36)



Reference

The red colour and the letters A B C D E F to A shew and comprise the Plot of ground conveyed by this Indenture - The dark red colour shews the Walls and Buildings erected on the said ground and which are also conveyed by this Indenture

The yellow colour shews Party Walls

The dark blue colour shews the Area, conveyed by this Indenture

The letters V, V, shew the Vaults under the Terrace or Paved Footway which are also conveyed by this Indenture

150 100 50 40 30 20 10 0 10 feet

Fig. 4 1793 plan of Somerset Place showing the building layout of no. 17 (FH: 1793)

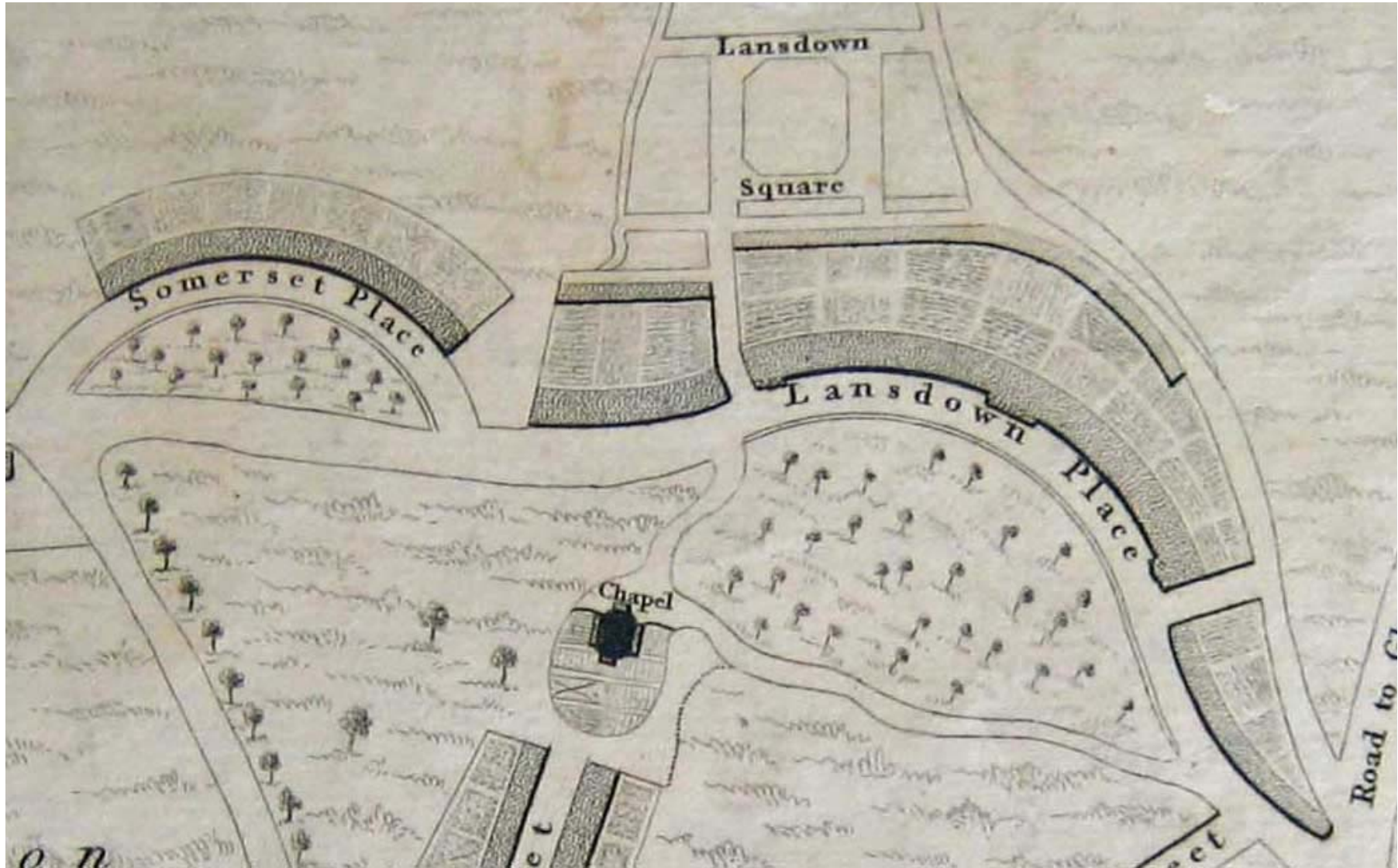


Fig. 5 1793 map of Bath showing Somerset Place

The Plan of the ground granted by this Indenture and which is comprized within the lines marked with the letters a b c d e f g h

M^r Ormond's Field late Monk's

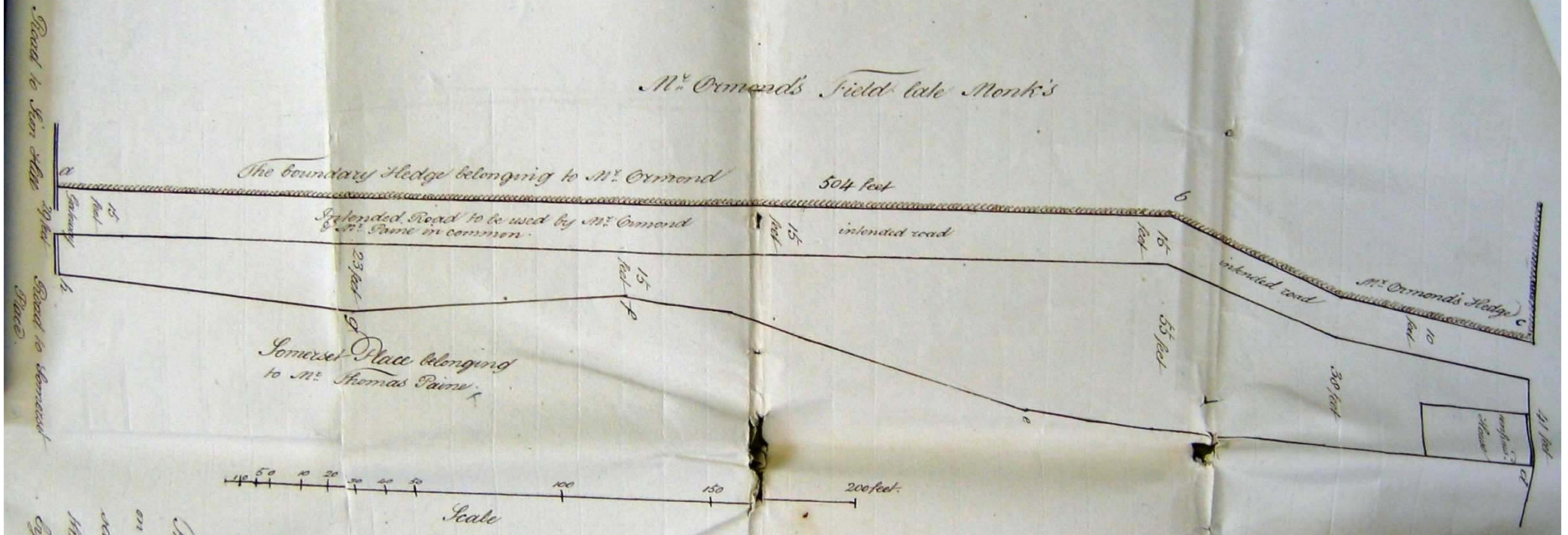


Fig. 6 Plan of the strip of land running along the east side of Winifred's Lane below Somerset Place (BRO: 0054/7, 21 March 1796).

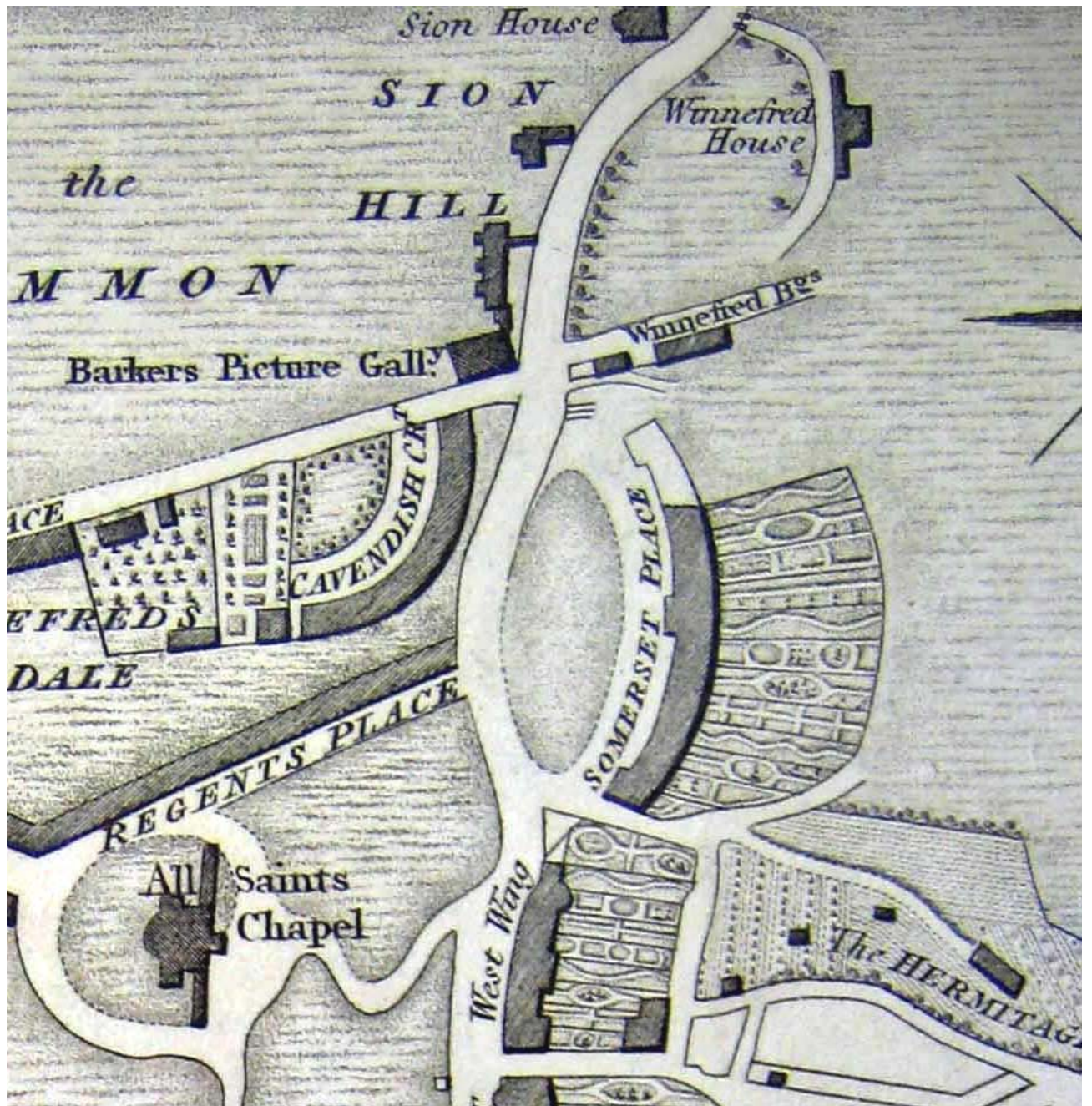


Fig. 7 1816 map of Bath showing Somerset Place and Winifred's Lane



Fig. 8 1841 Tithe Map of Walcot Parish (BRO)

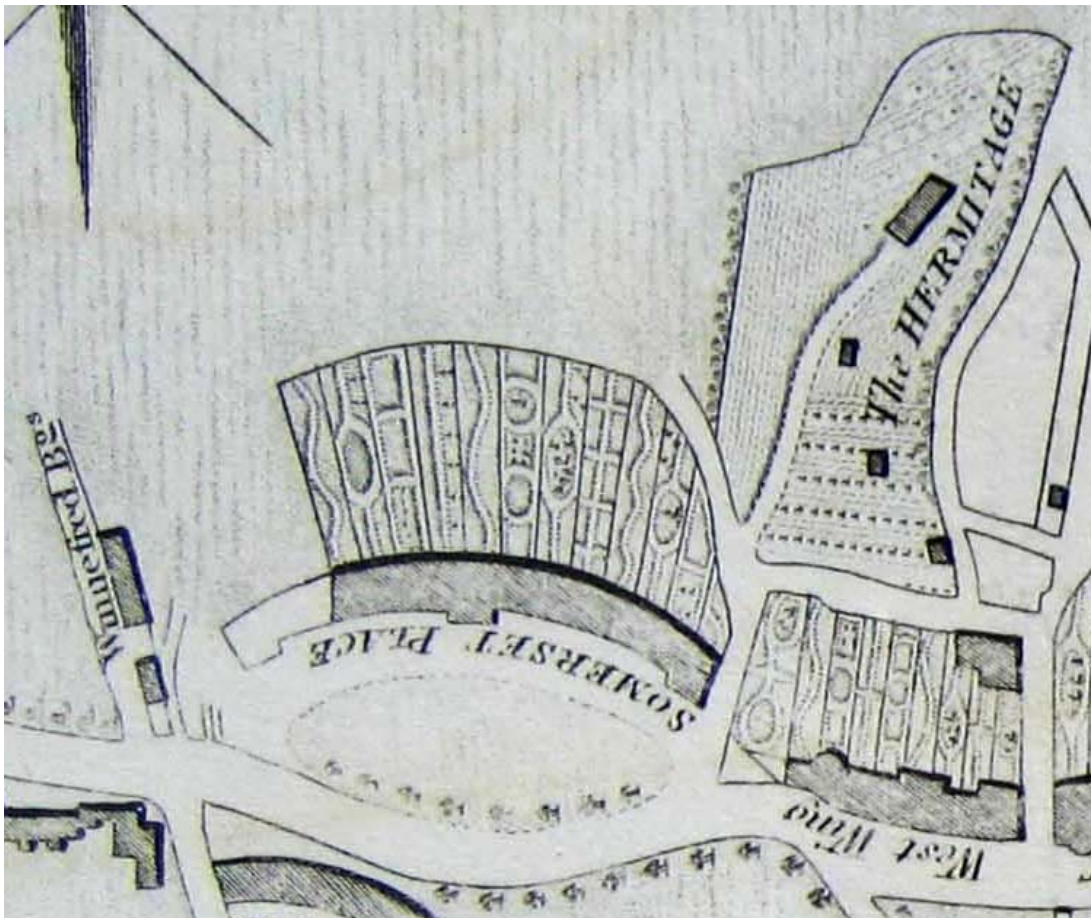


Fig. 9 c1845 map

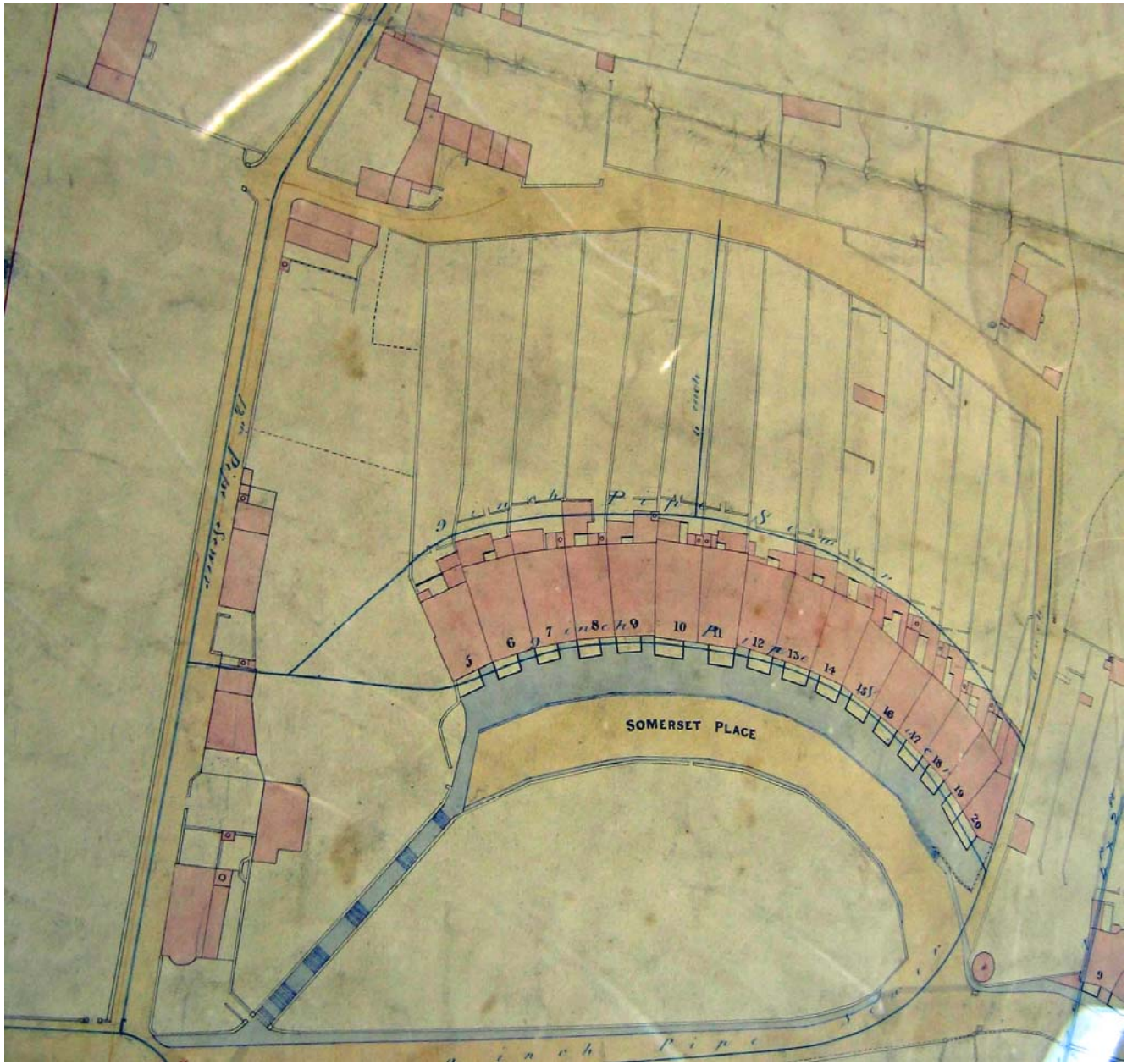


Fig. 10 1852 map by Cotterell showing Somerset Place and Winifred's Lane

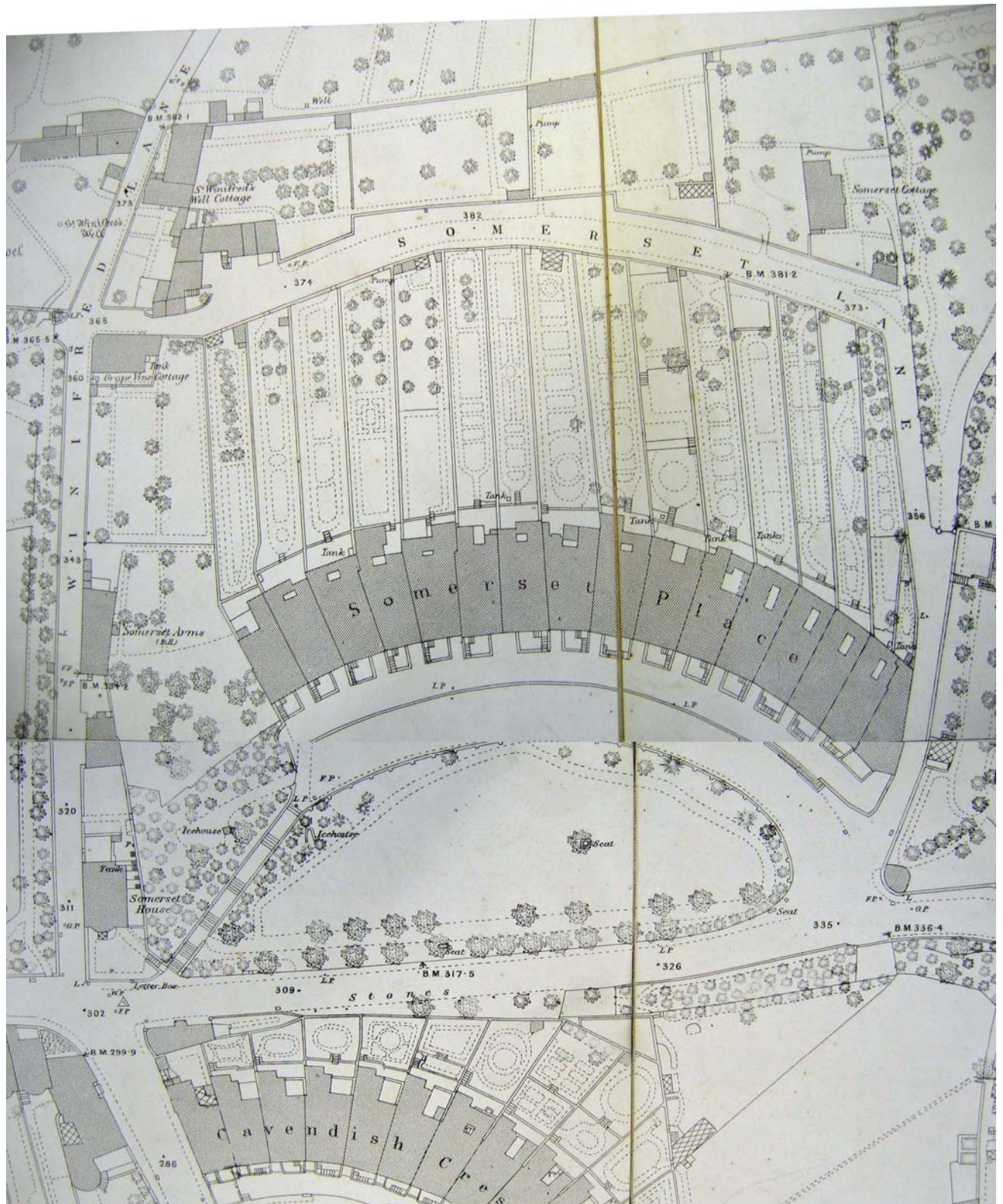


Fig. 11 1886 OS map

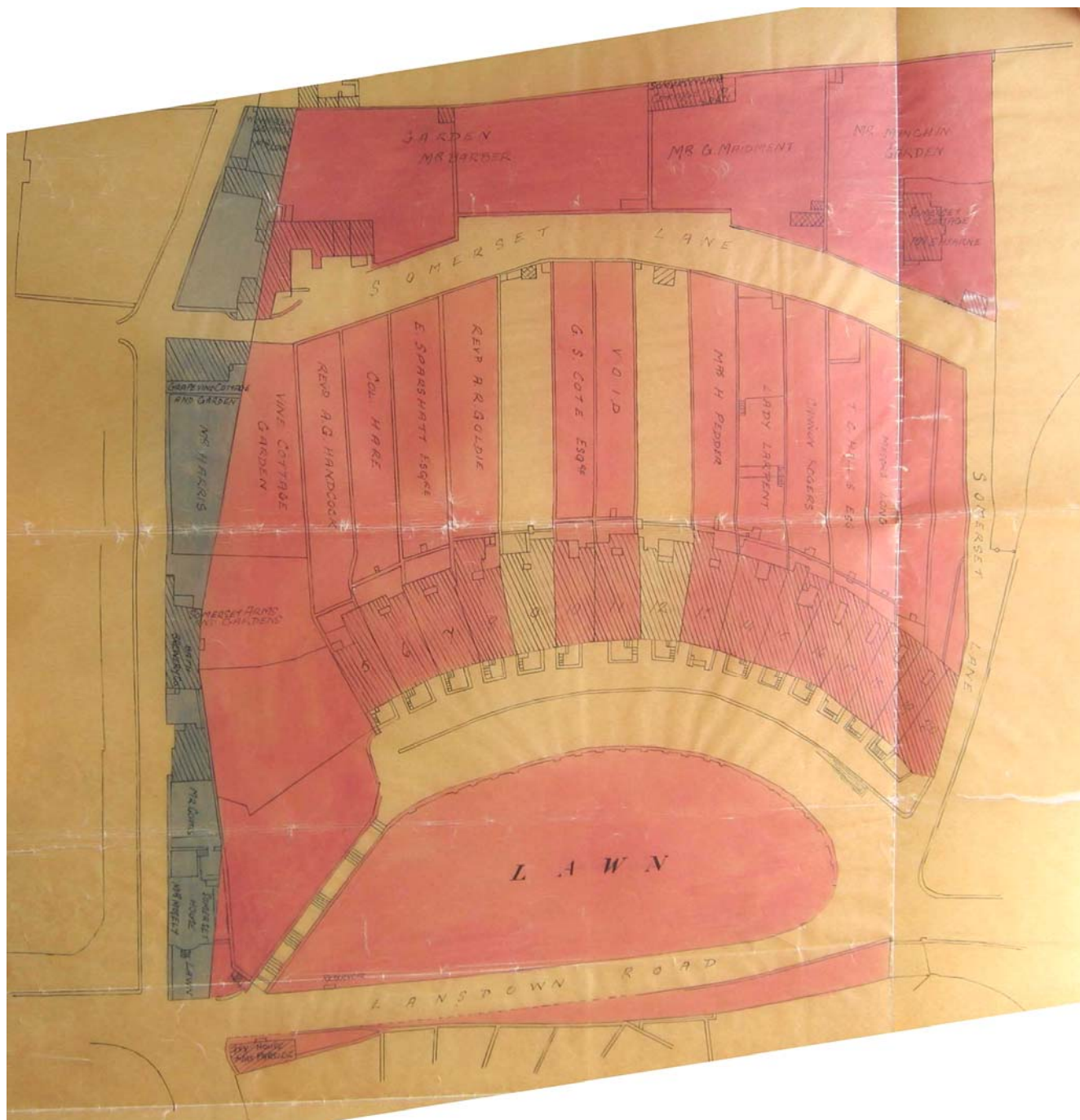


Fig. 12 1904 Plan of Somerset Place (FH: 16 June 1904)

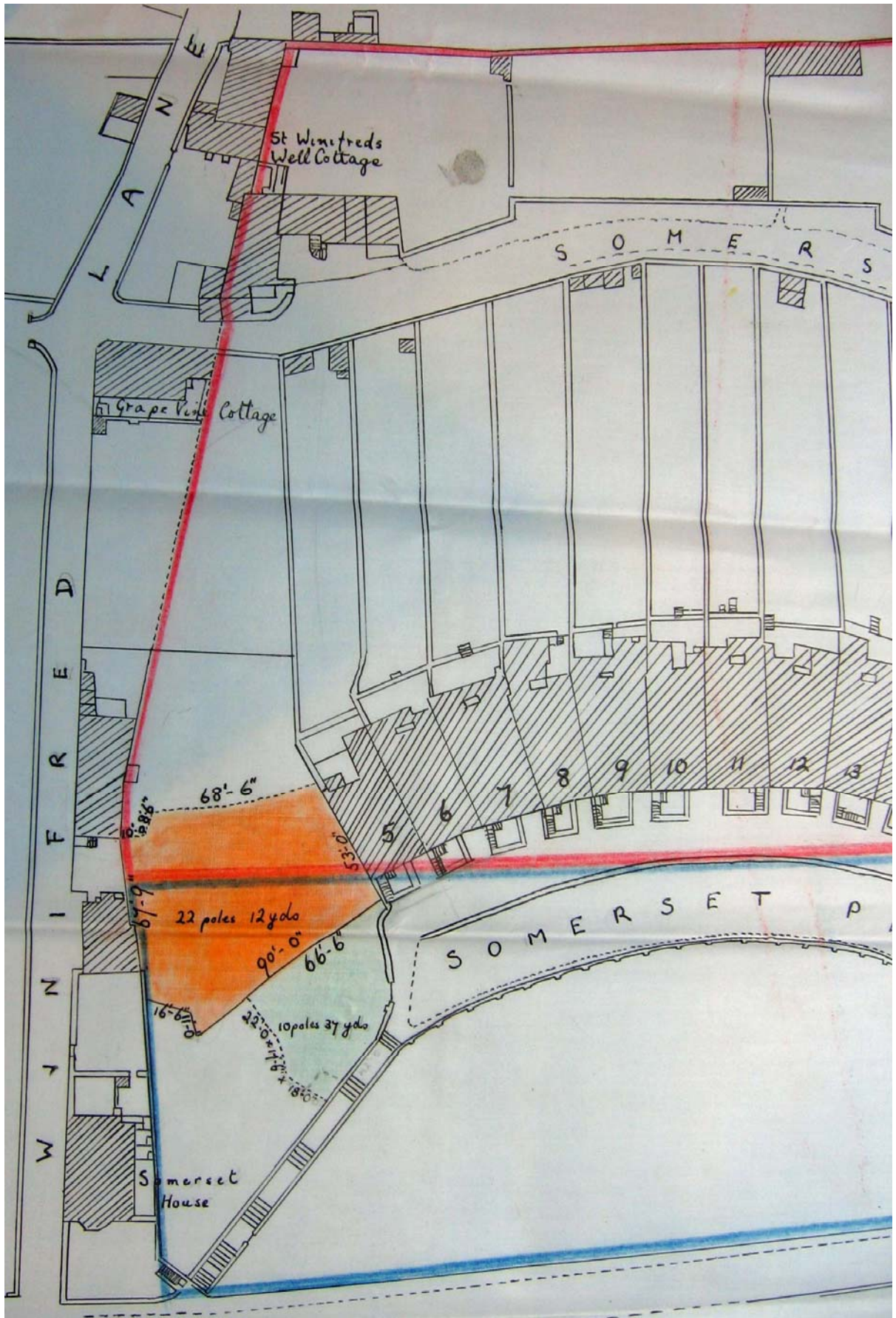


Fig. 13 1916 Plan showing the additional garden acquired by no. 5 Somerset Place (FH)

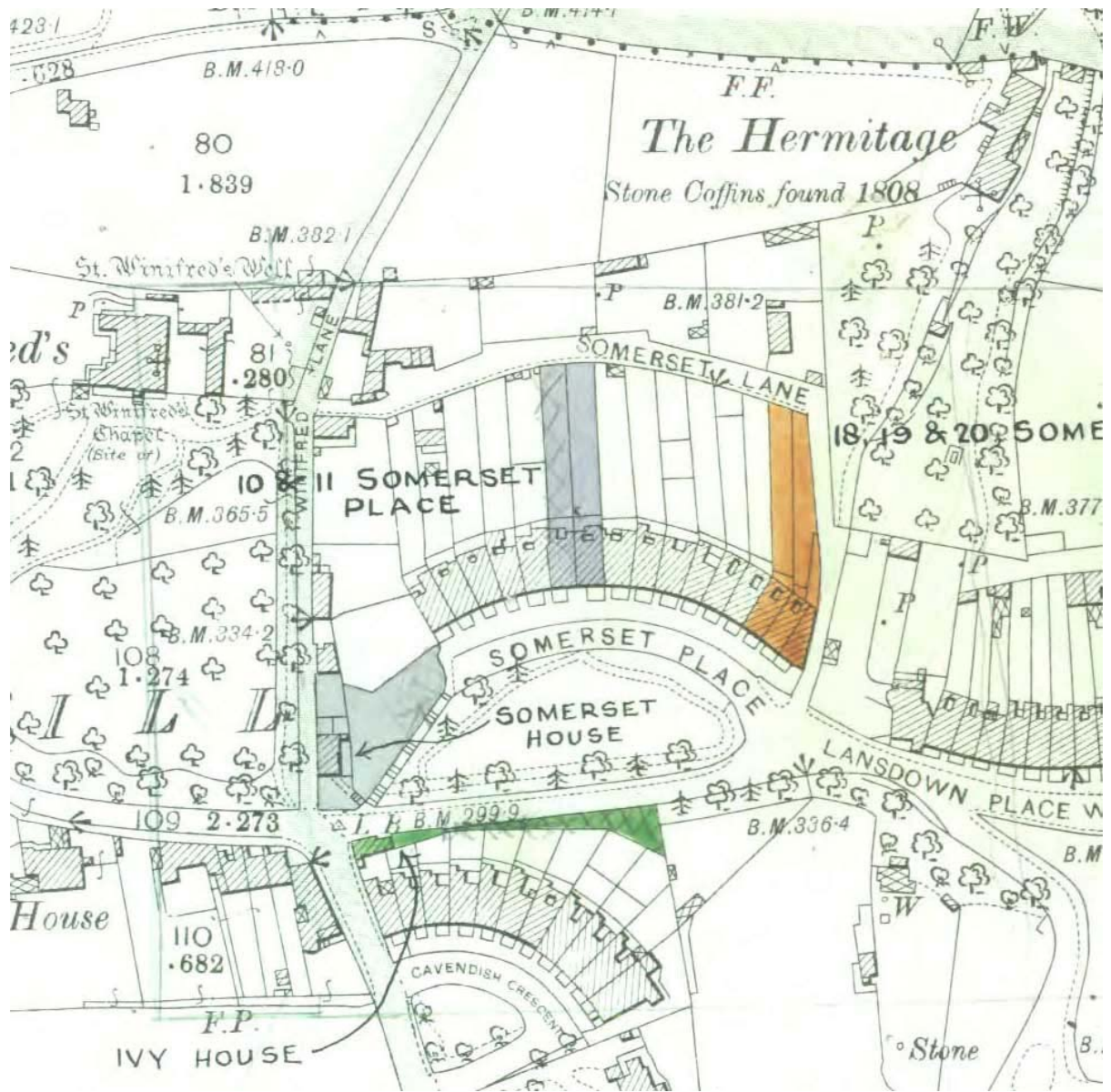


Fig. 14 1920 OS map

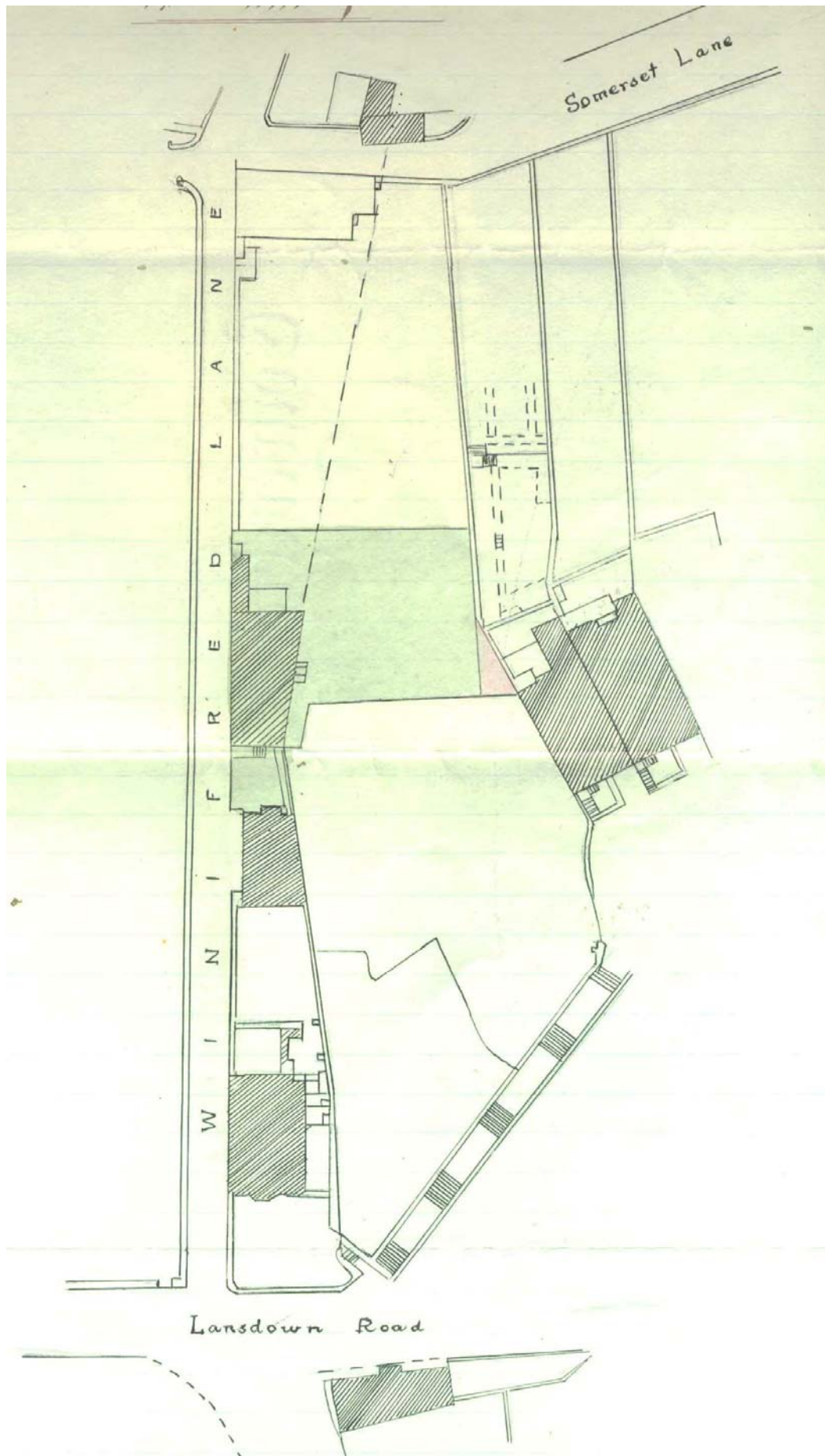


Fig. 15 1923 plan showing the Somerset Arms, Somerset Place and 5 & 6 Somerset Place (FH)

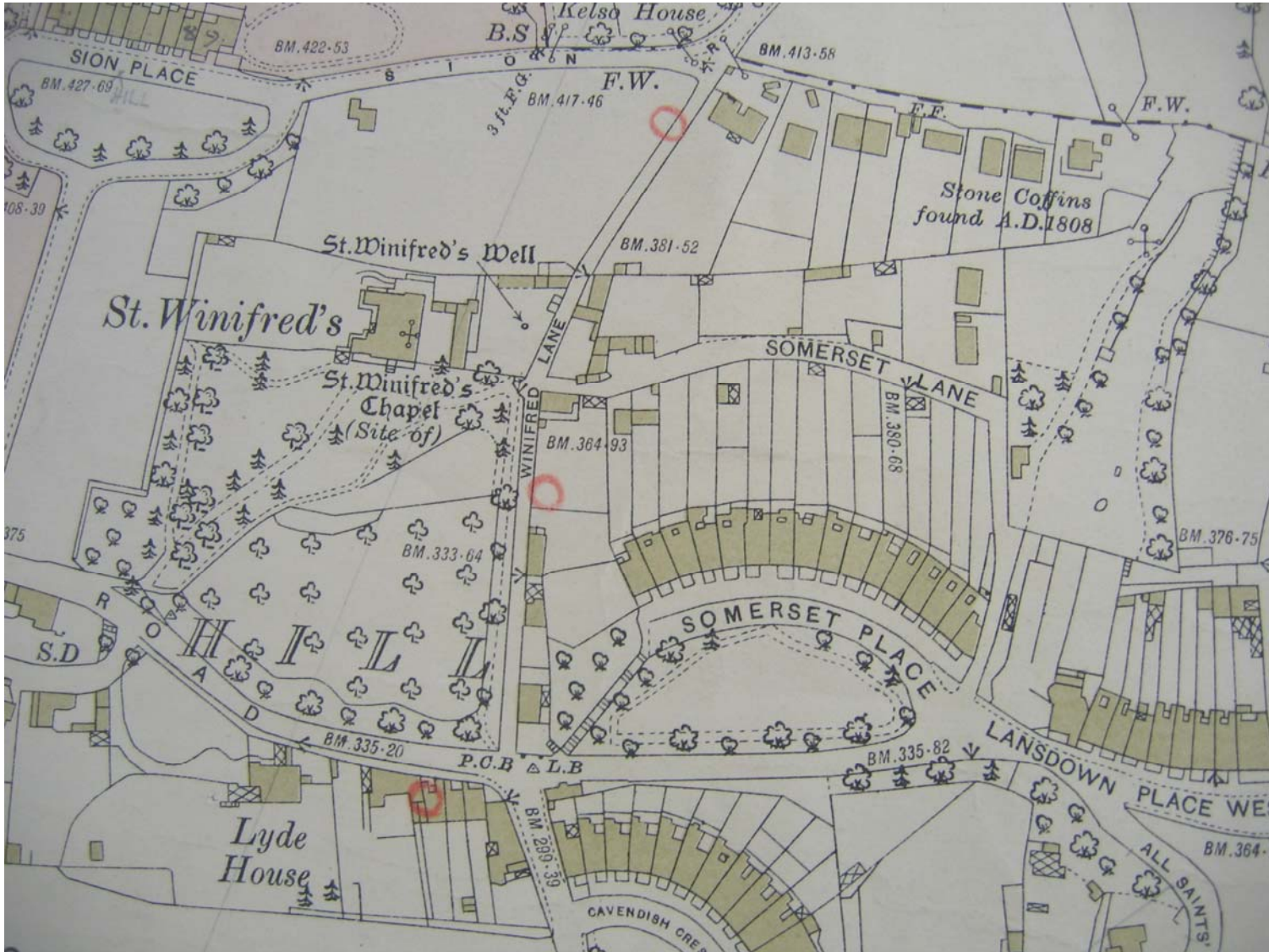


Fig. 16 1932 OS map (with 1942 bomb craters marked)

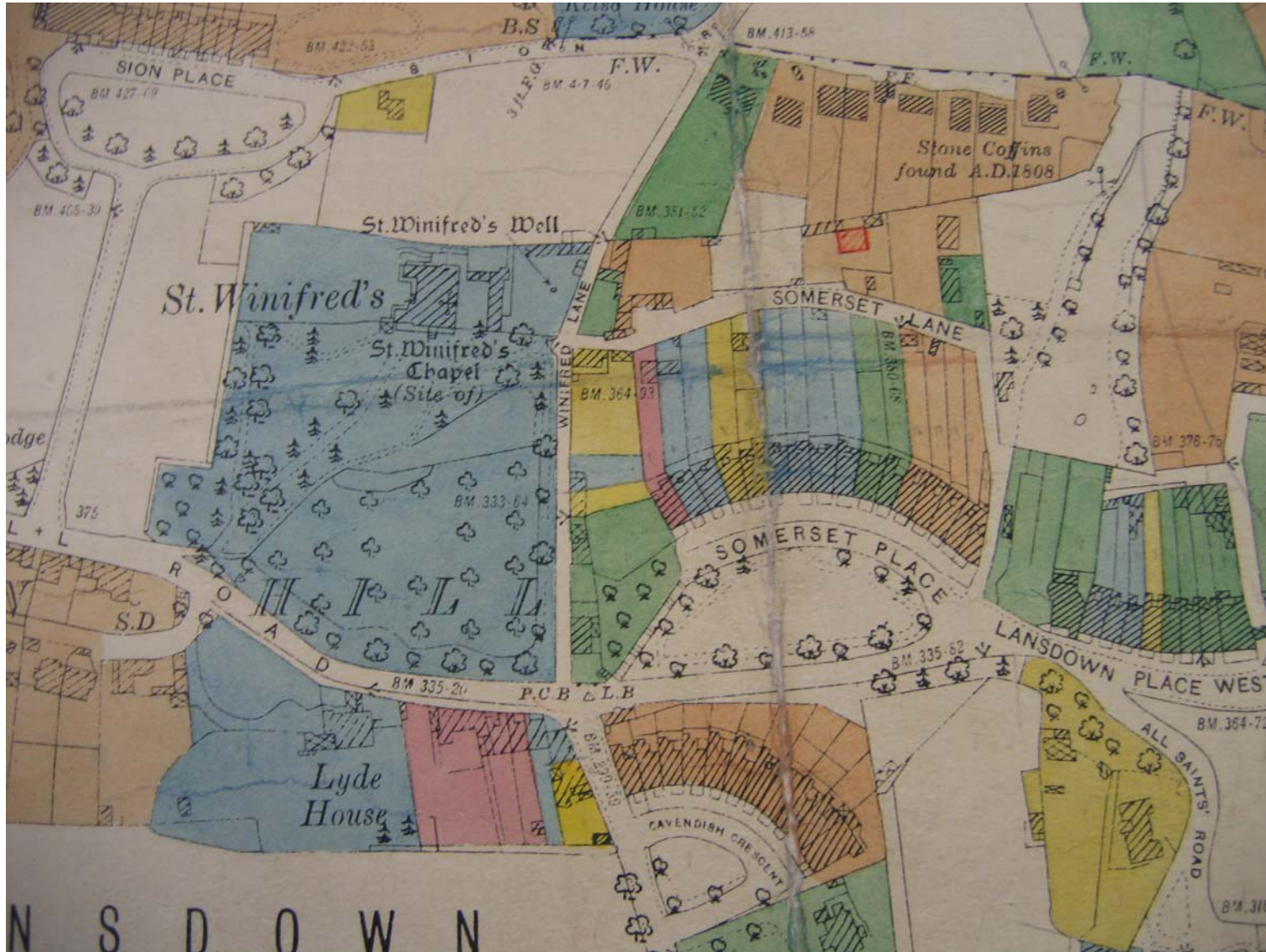


Fig. 17 1942 OS map showing the bomb damage

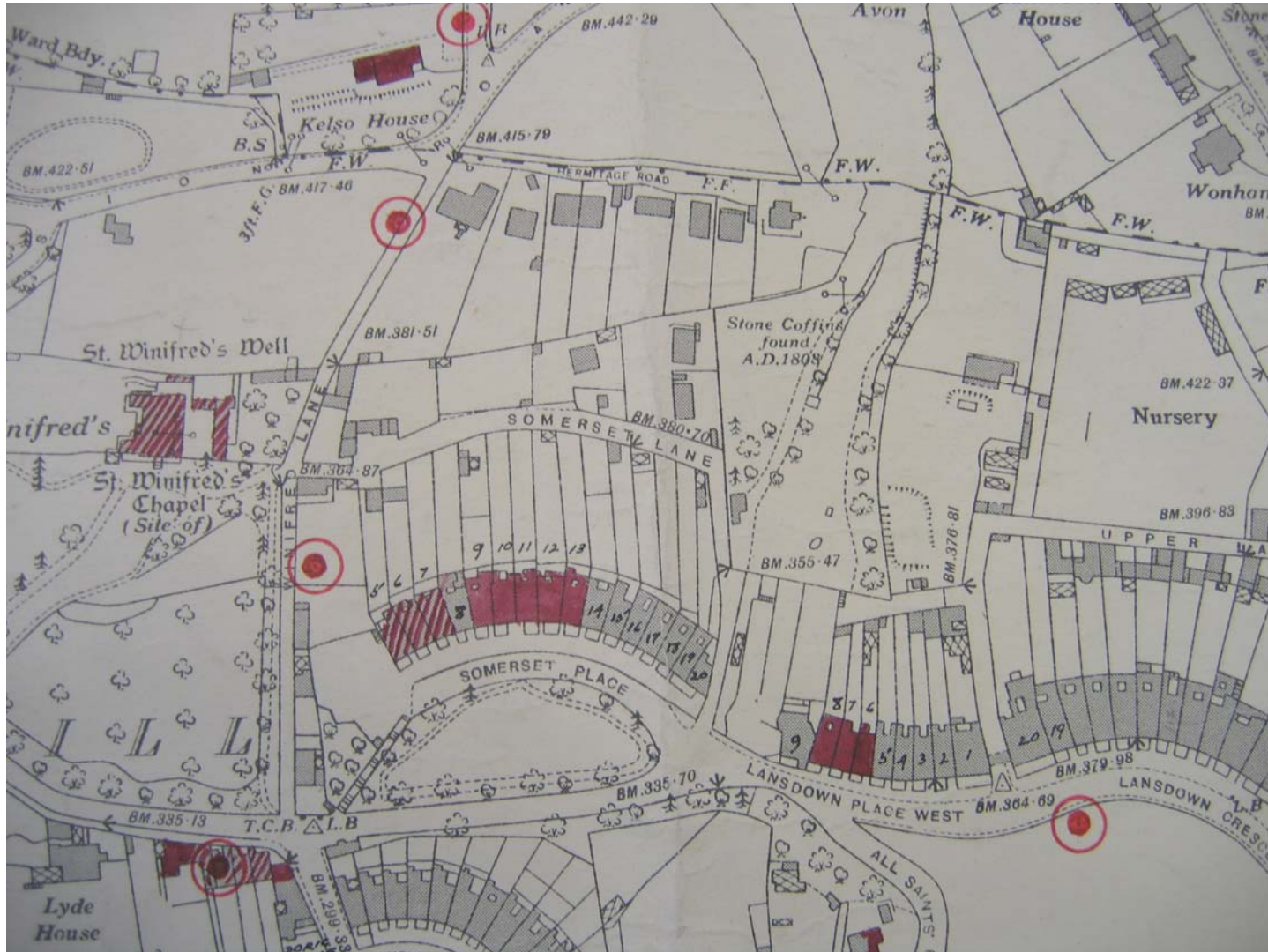


Fig. 18 1946 map showing the bomb damage

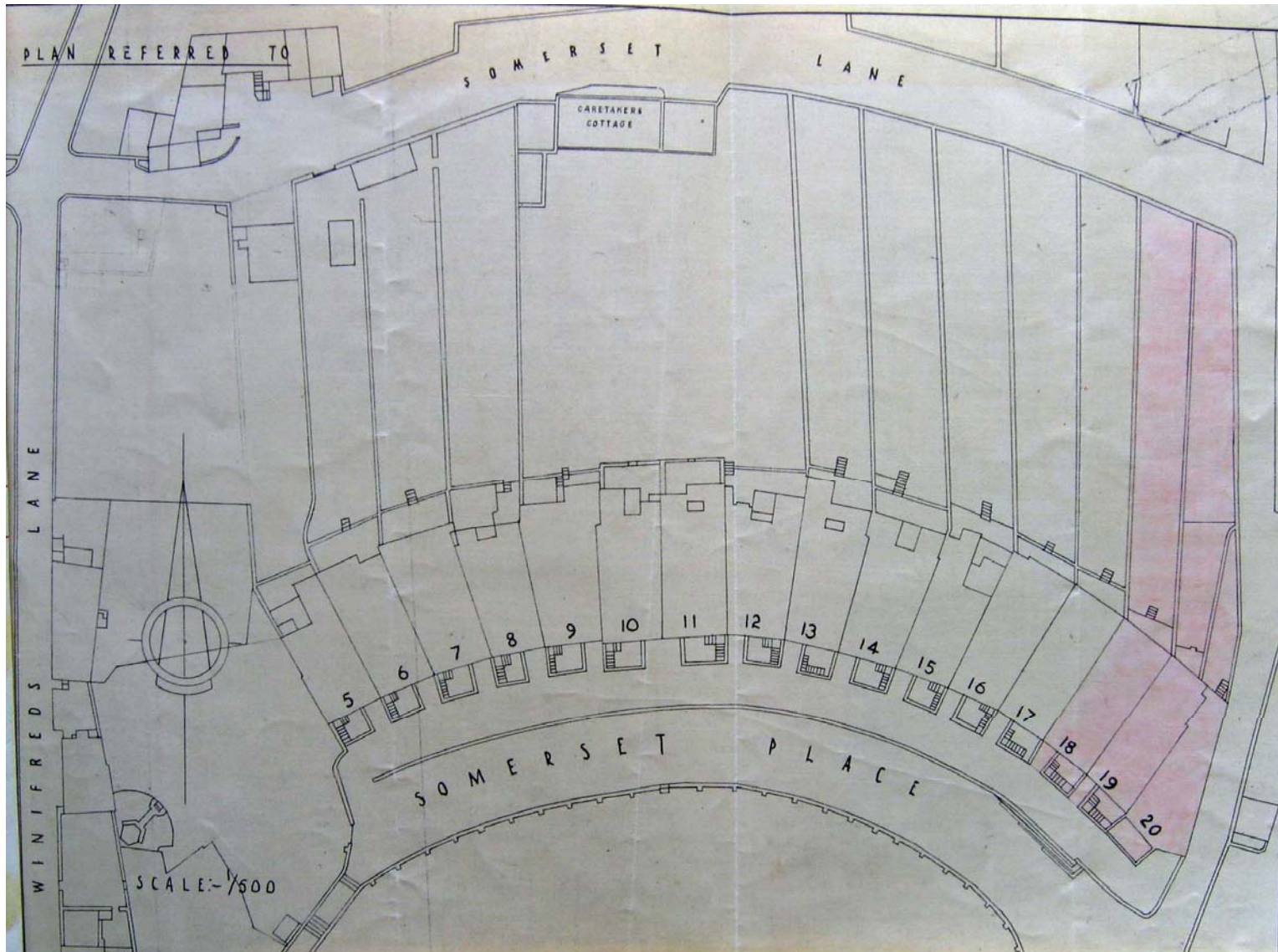


Fig. 20 1964 plan of Somerset Place (FH: 11 April 1964)

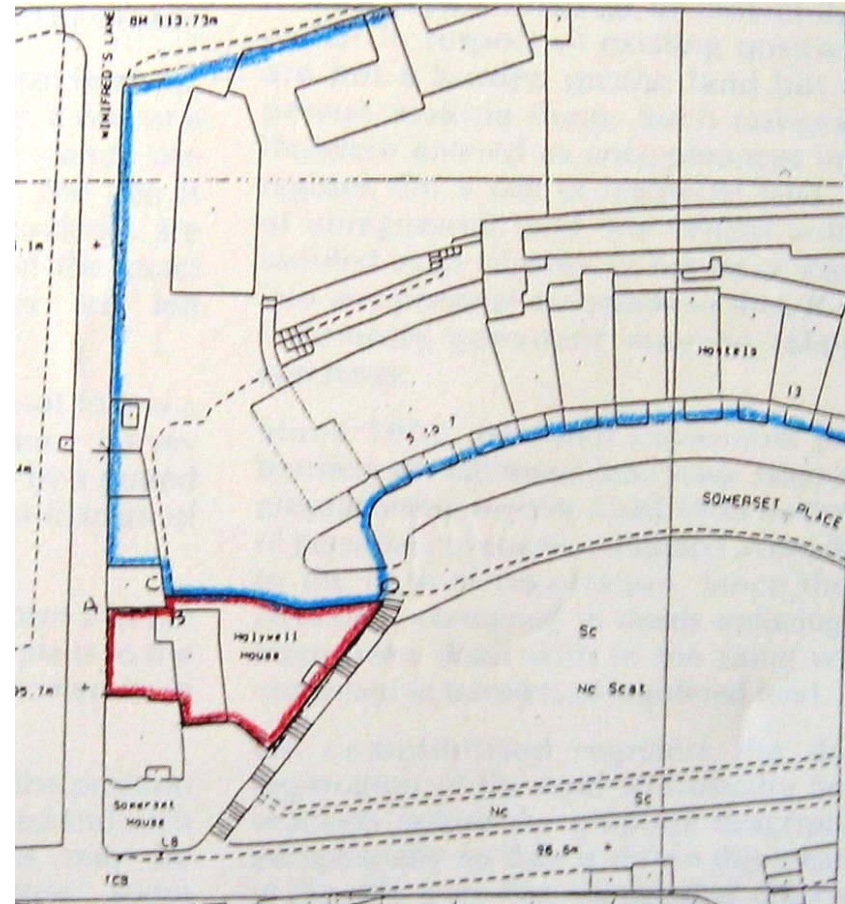
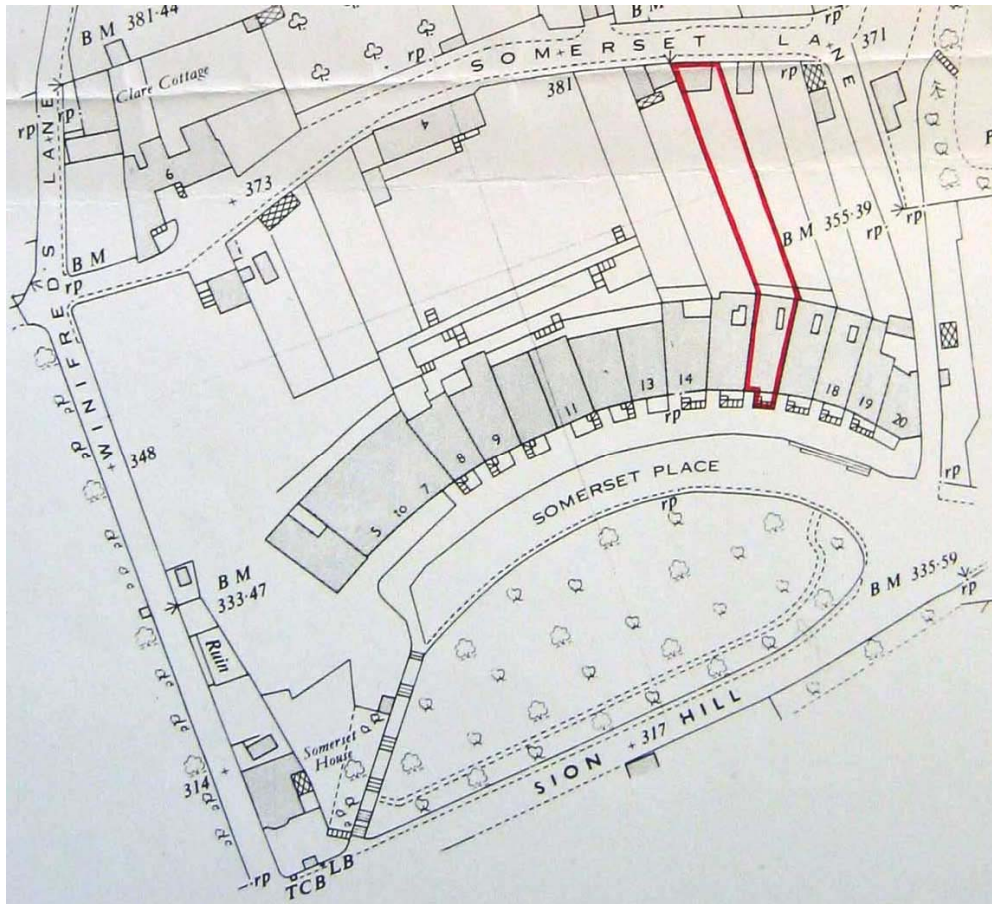


Fig. 21 1981 and 1999 Land Registry Plans (BRO)

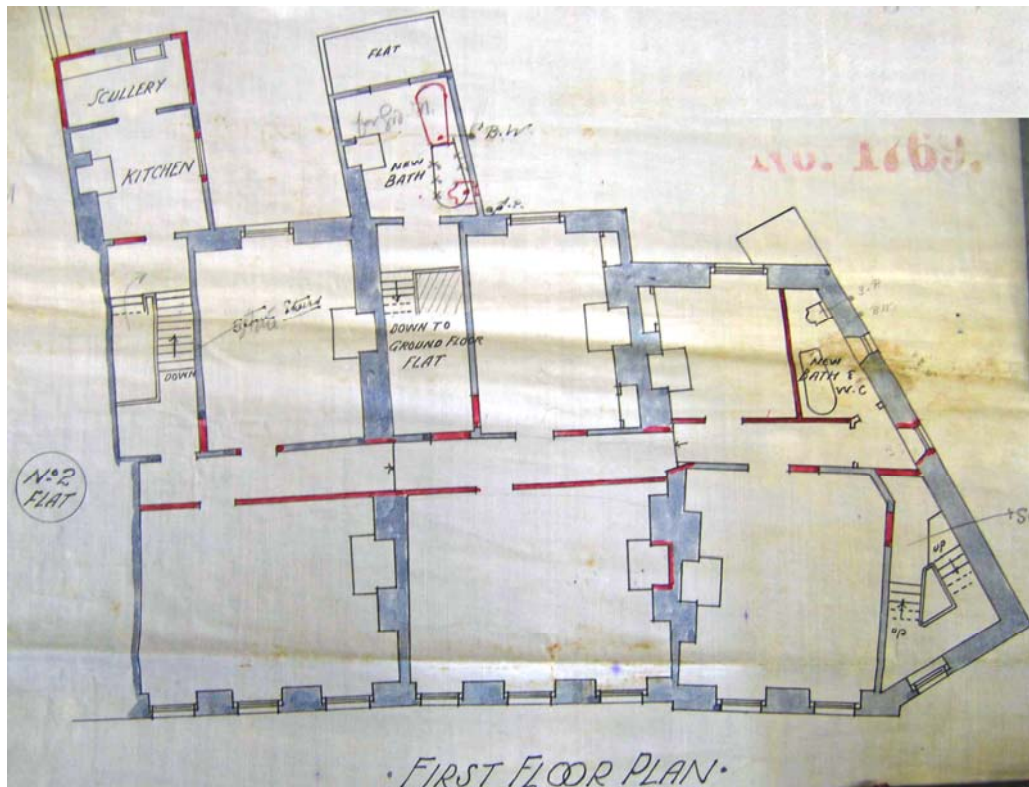
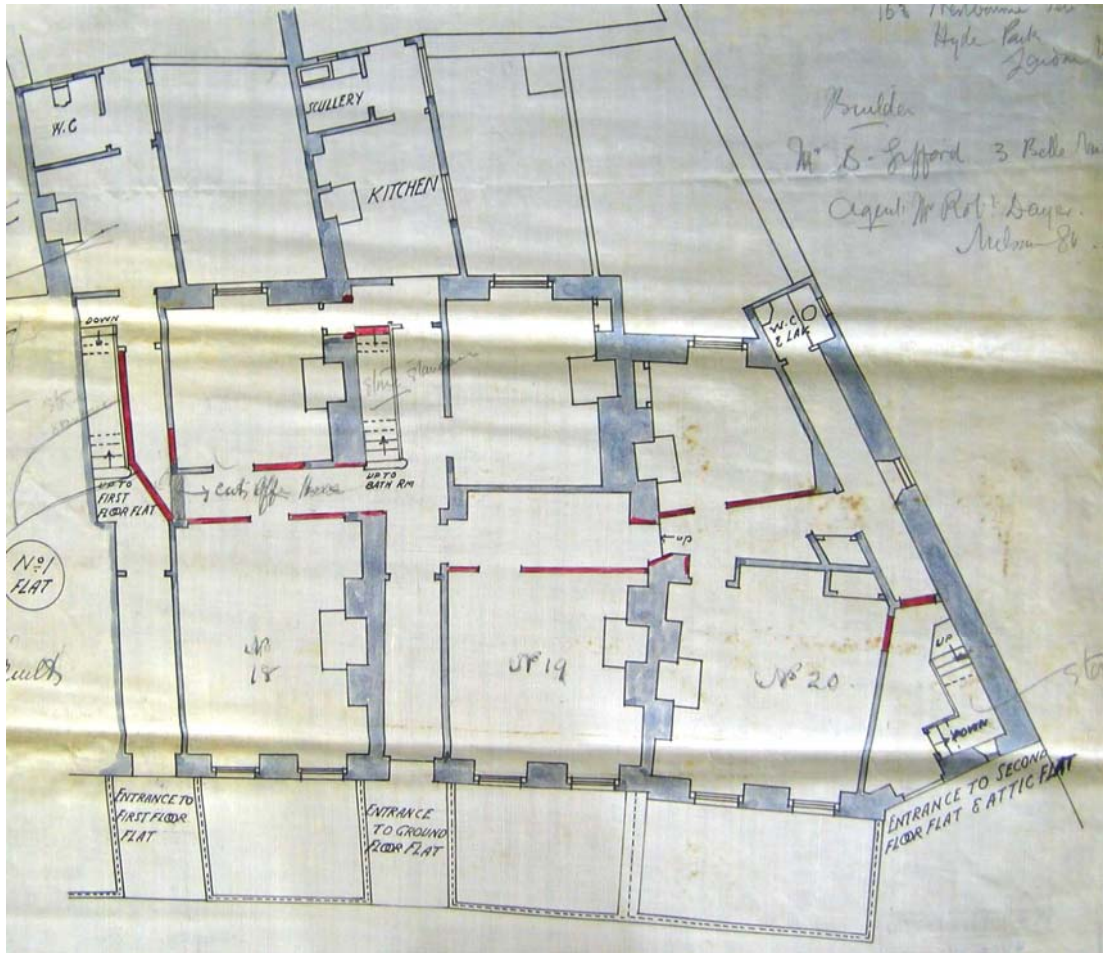


Fig. 22 1918 Ground and First Floor plans for 18-20 Somerset Place proposed conversion to flats for HD Carter (BRO: BC/1769 30 Aug 1918)

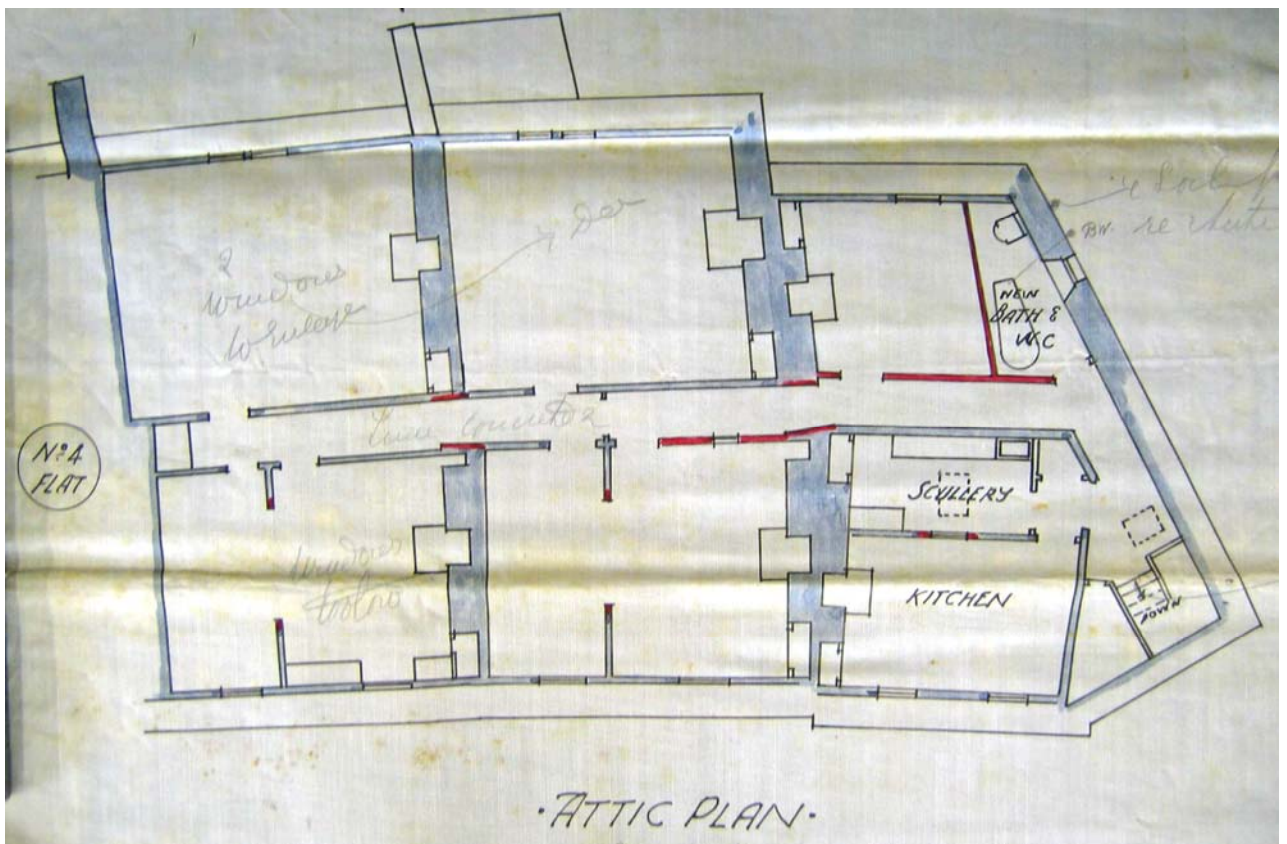
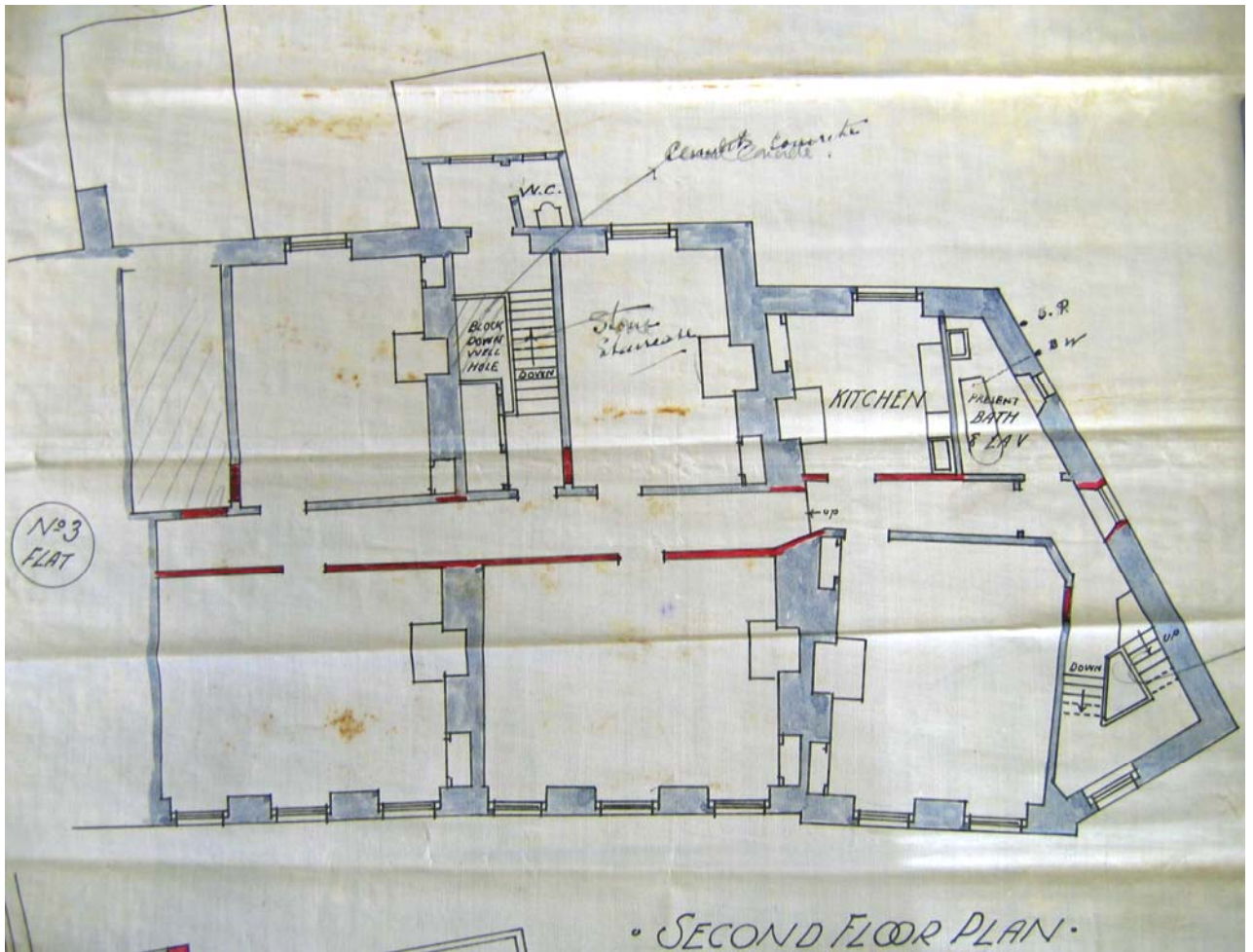


Fig. 23 1918 Second Floor and Attic plans for 18-20 Somerset Place proposed conversion to flats for HD Carter (BRO: BC/1769 30 Aug 1918)

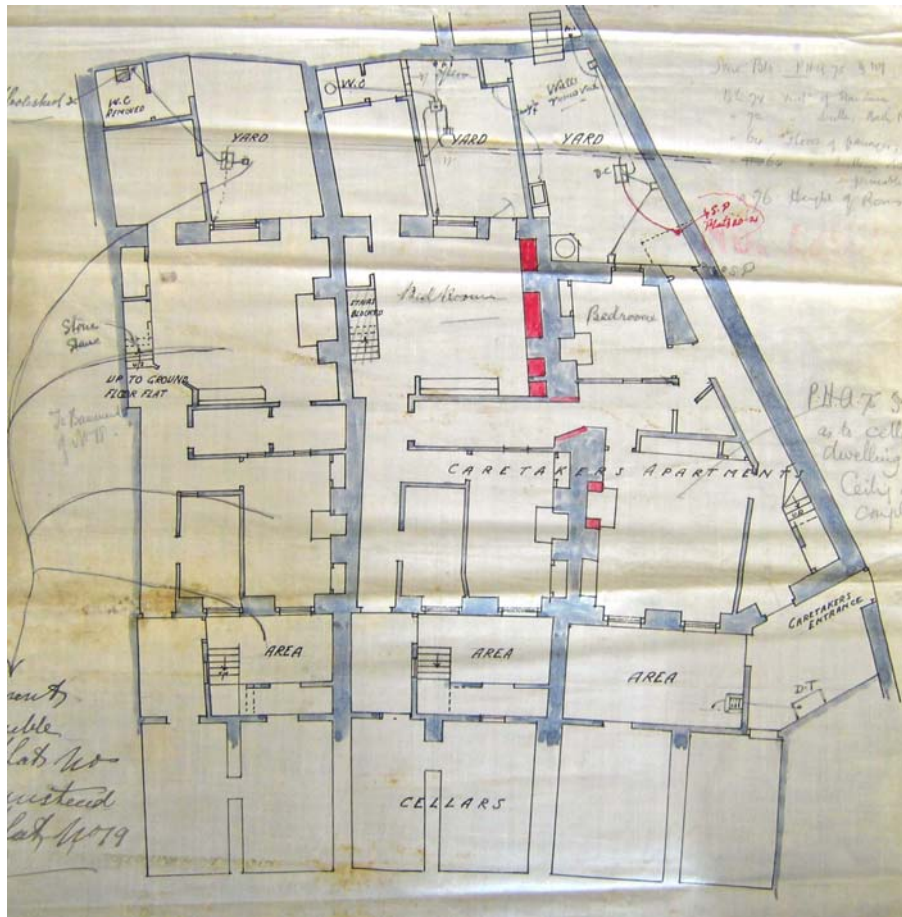
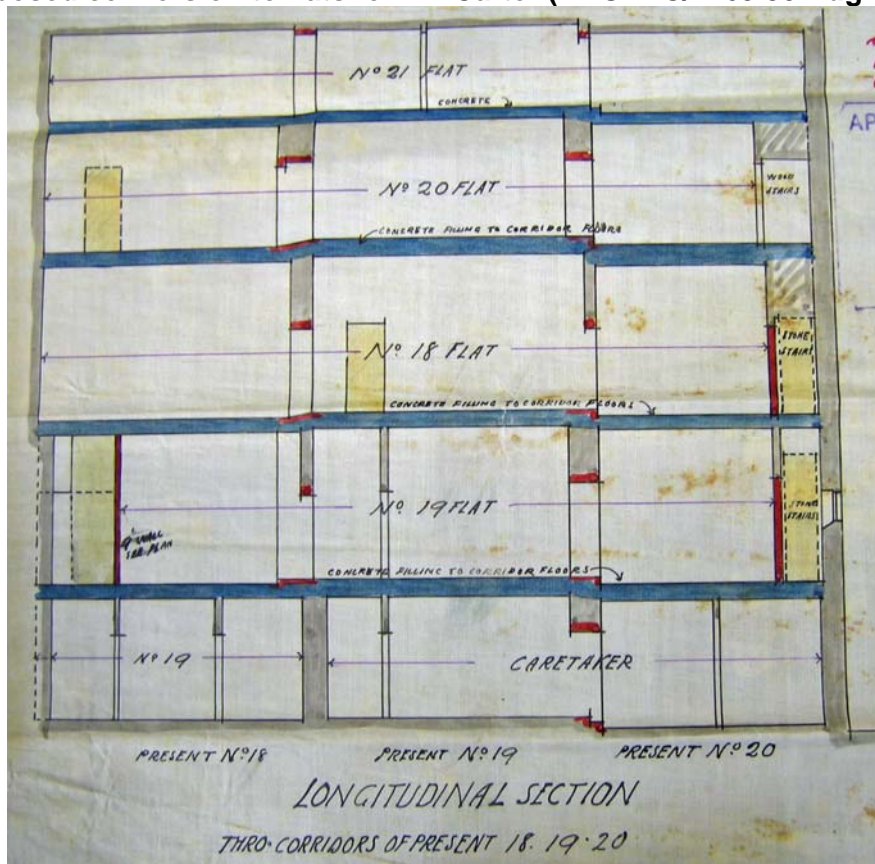


Fig. 24 1918 Basement plan & Longitudinal section for 18-20 Somerset Place proposed conversion to flats for HD Carter (BRO: BC/1769 30 Aug 1918)



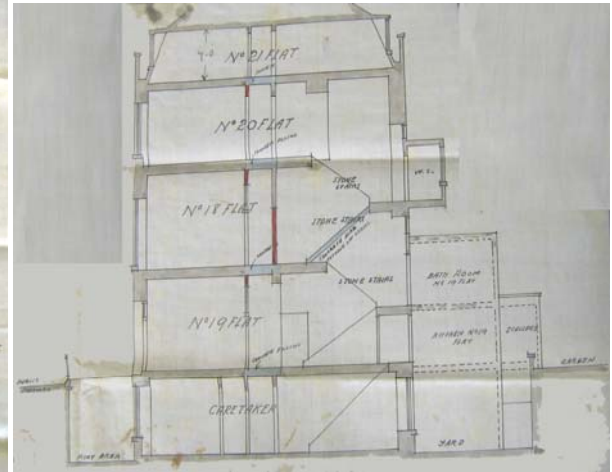
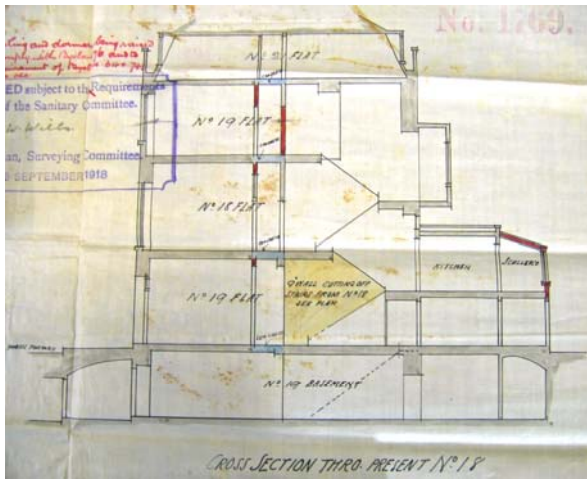
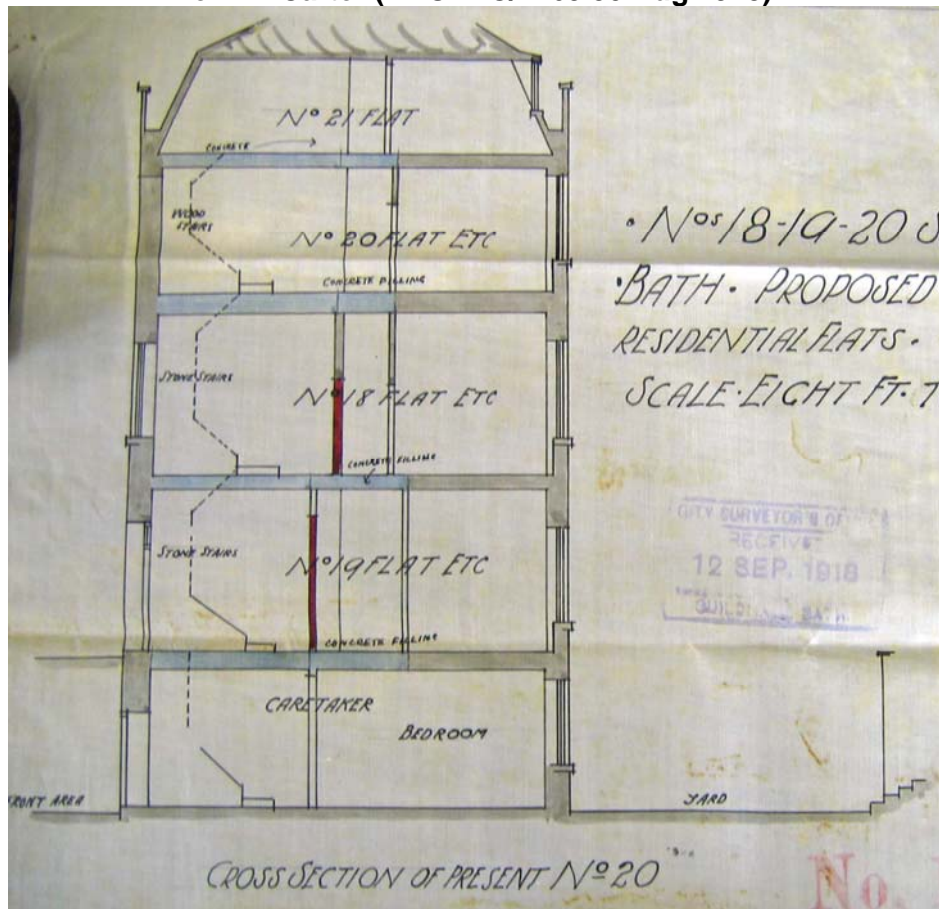


Fig. 25 1918 Cross sections for 18-20 Somerset Place proposed conversion to flats for HD Carter (BRO: BC/1769 30 Aug 1918)



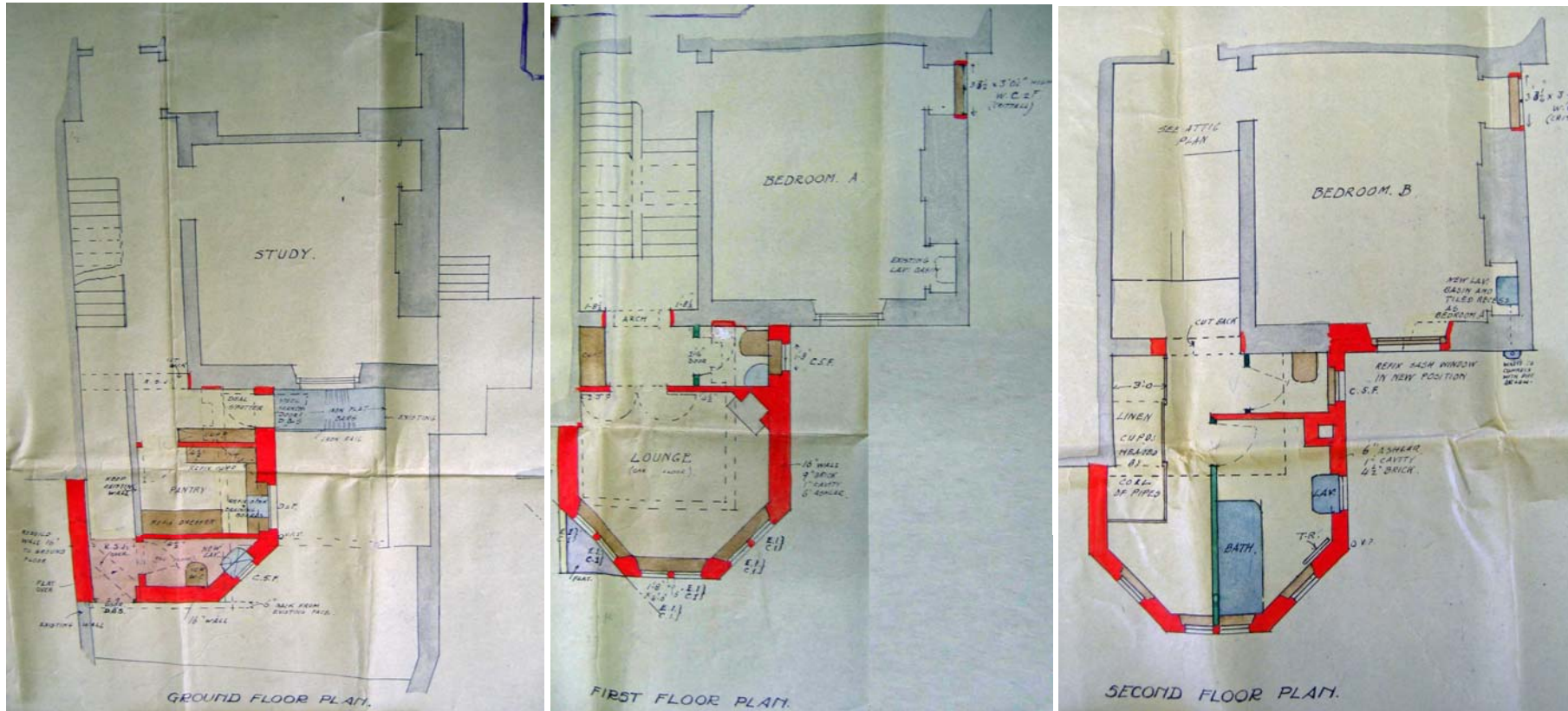


Fig. 26 1933 Proposed additions to Ground, First and Second Floors of no. 5 Somerset Place by architects Rolfe & Peto (BRO: BC/5000)

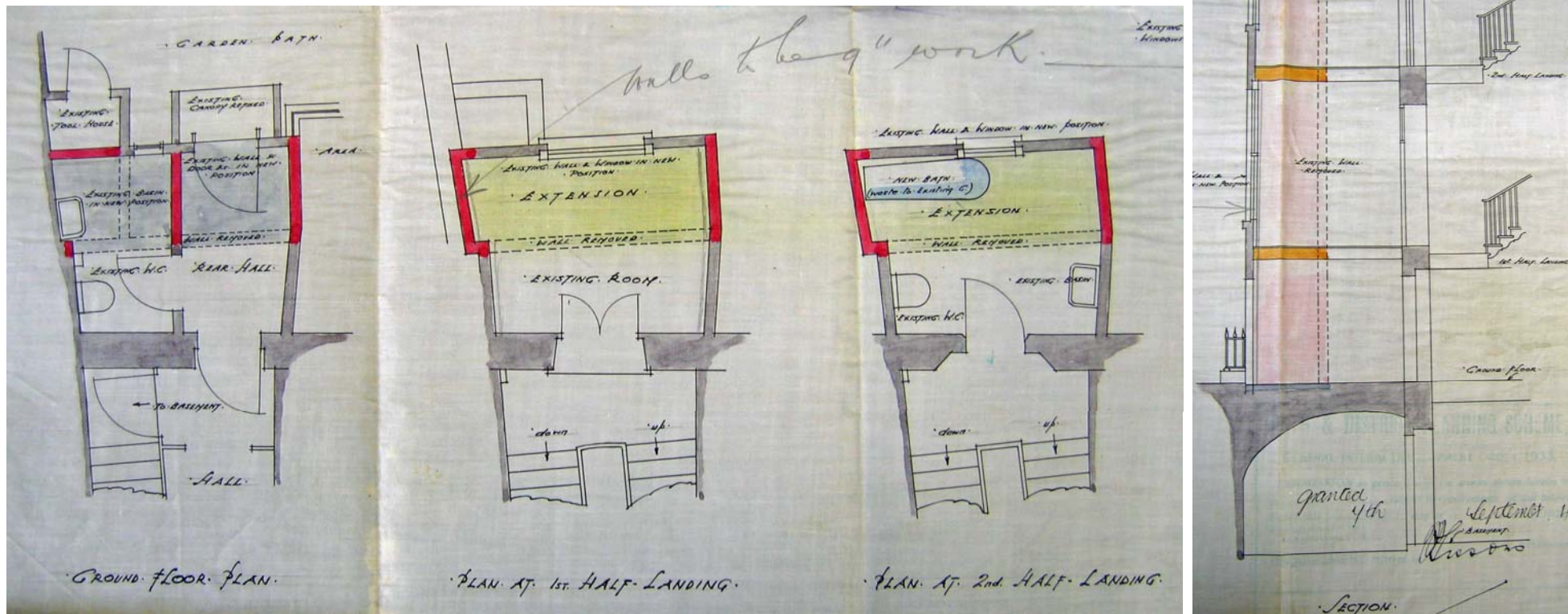


Fig. 28 1934 proposed alterations to rear existing outbuilding of no. 12 by J Warren & Son (BRO: BC/ 5182)

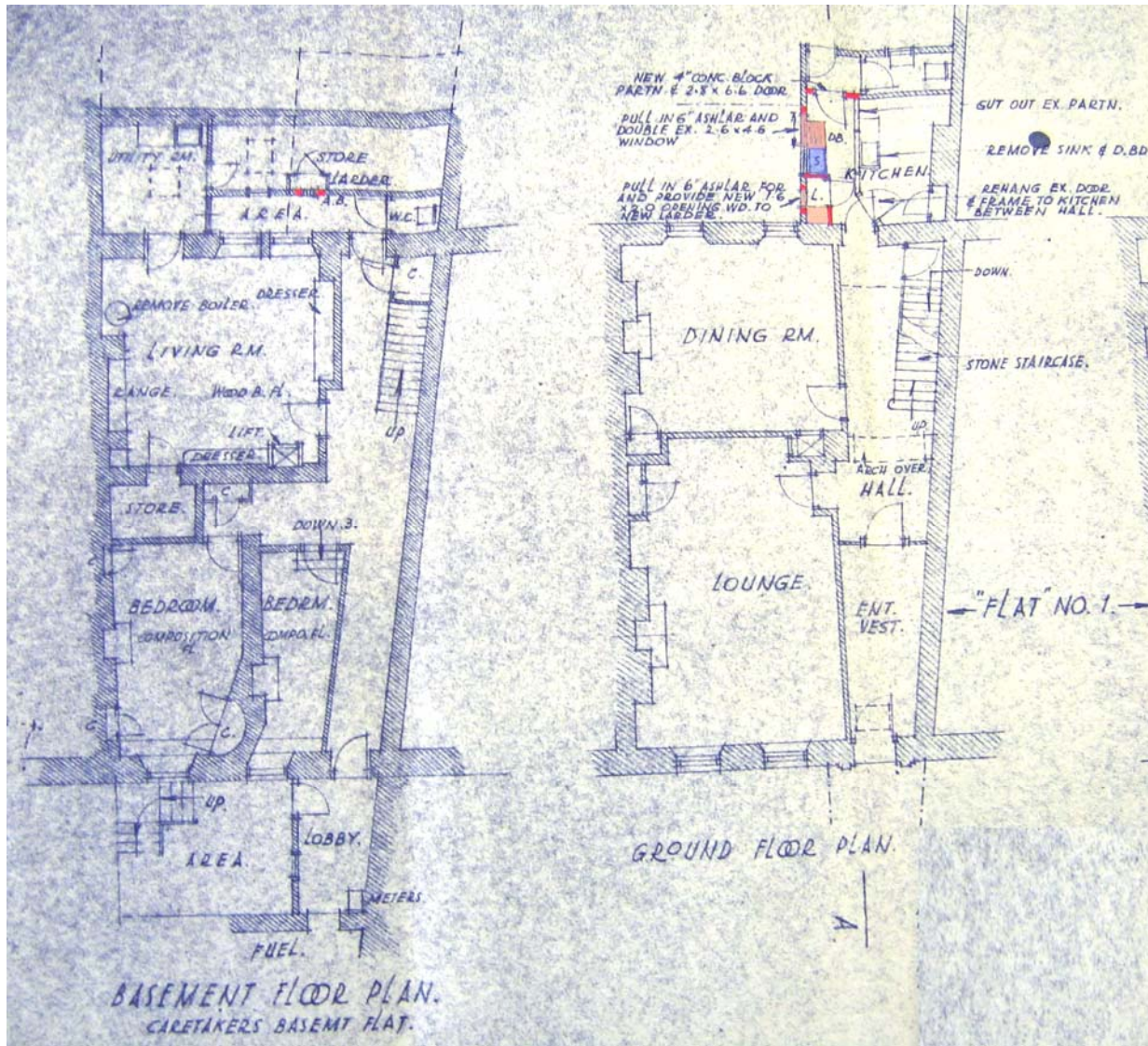
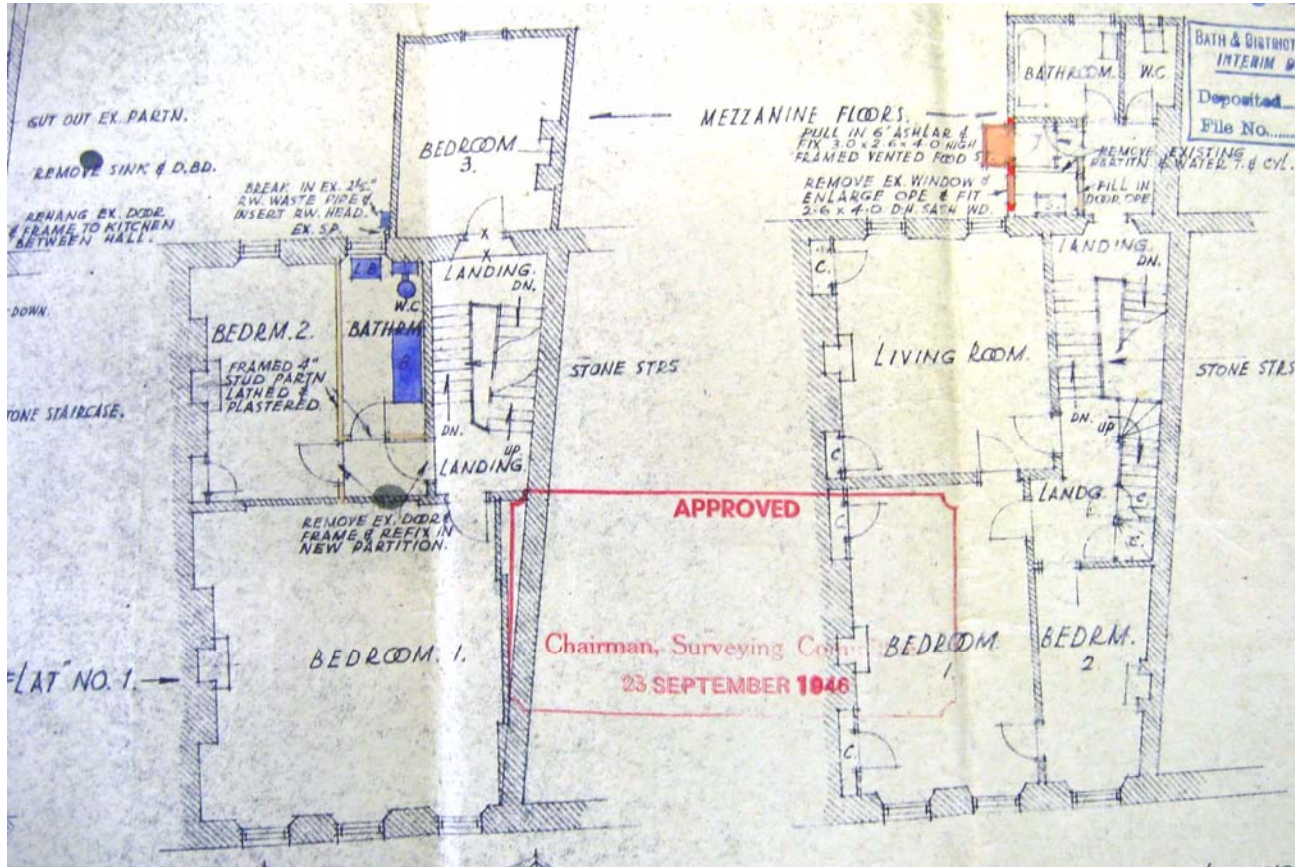


Fig. 29 1946 proposed conversion of no. 9 Somerset Place into flats by John Rogers, Radstock (BRO:BC/7504 22 Nov 1946)



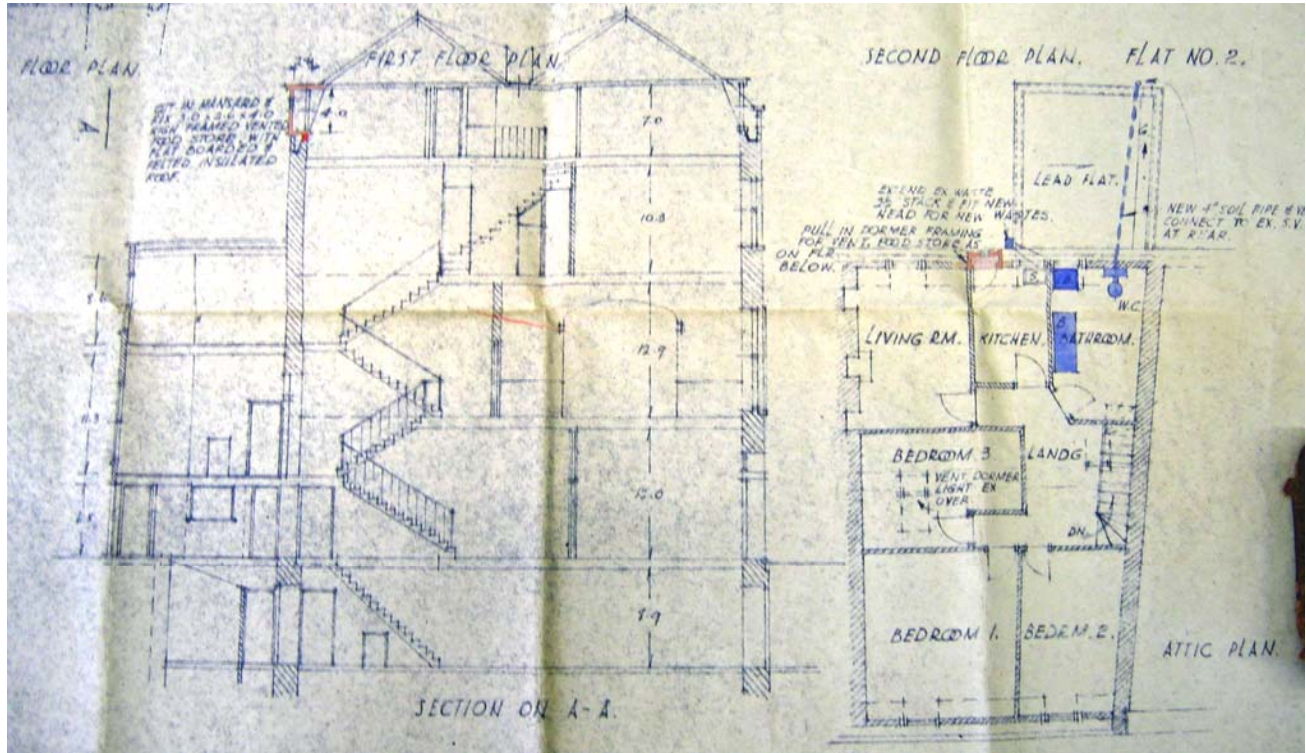


Fig. 30 1946 proposed conversion of no. 9 Somerset Place into flats by John Rogers, Radstock (BRO:BC/7504 22 Nov 1946)

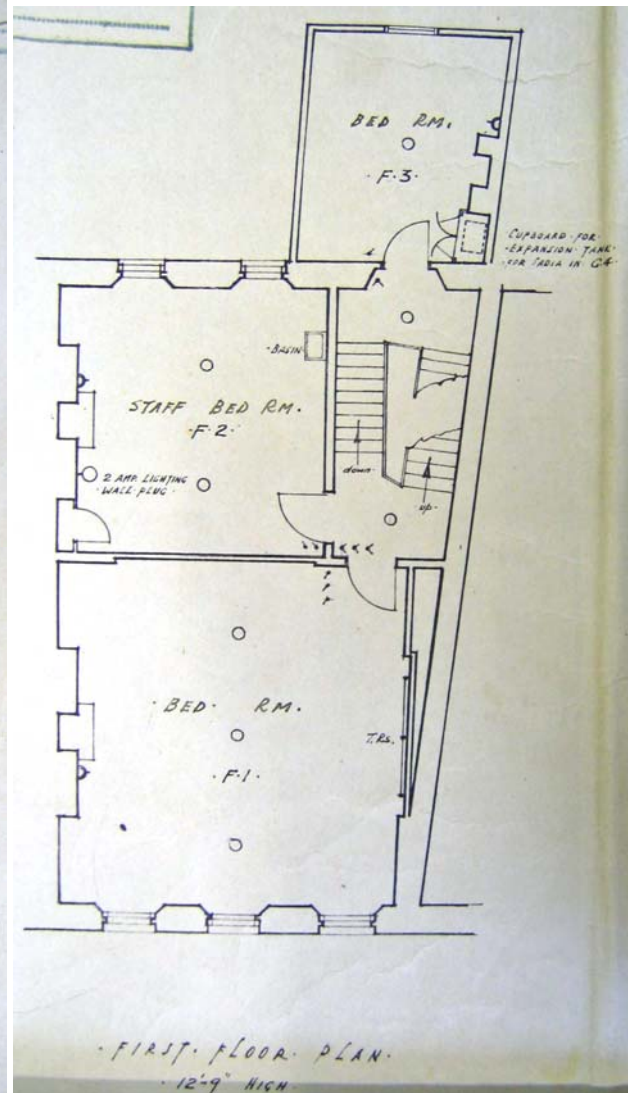
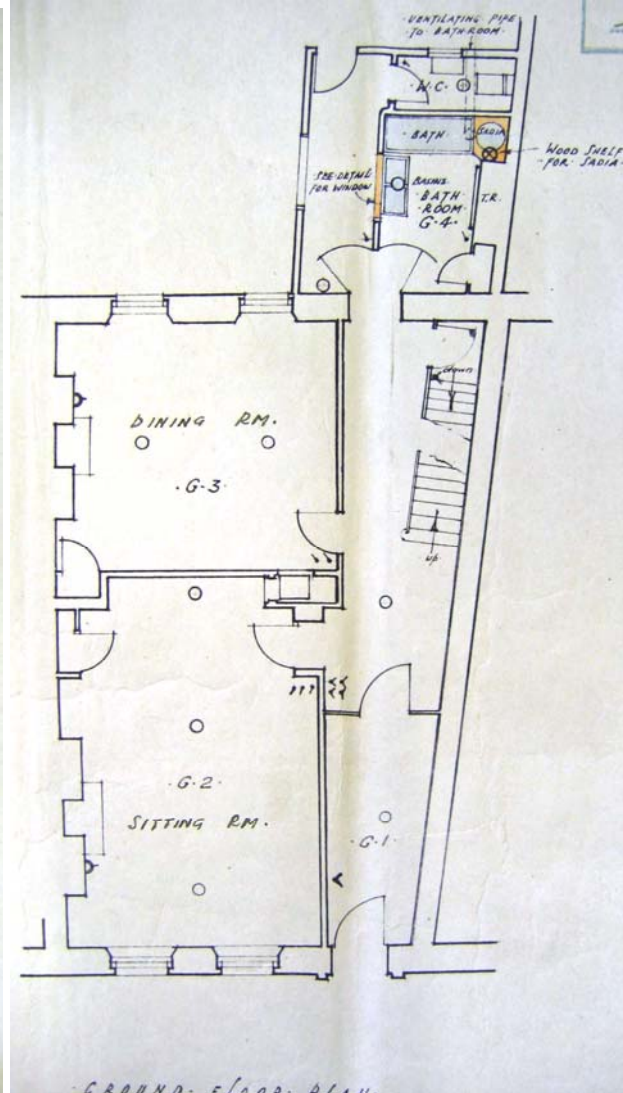
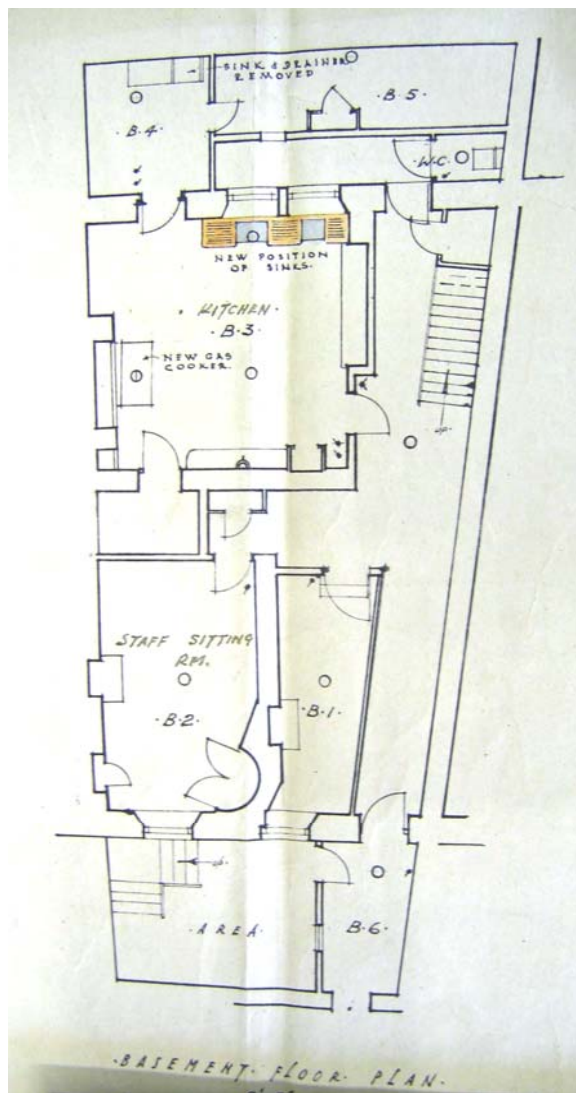


Fig. 31 1950 Basement, Ground and First Floor of proposed hostel at 9 Somerset Place by Ernest Tew (BRO: BC/7624 July 1950)

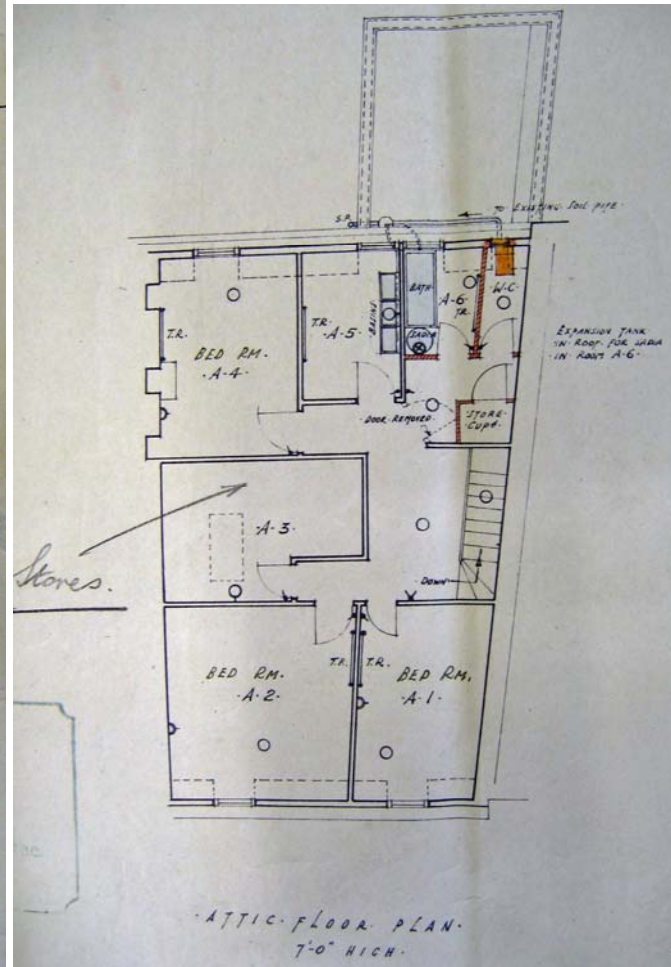
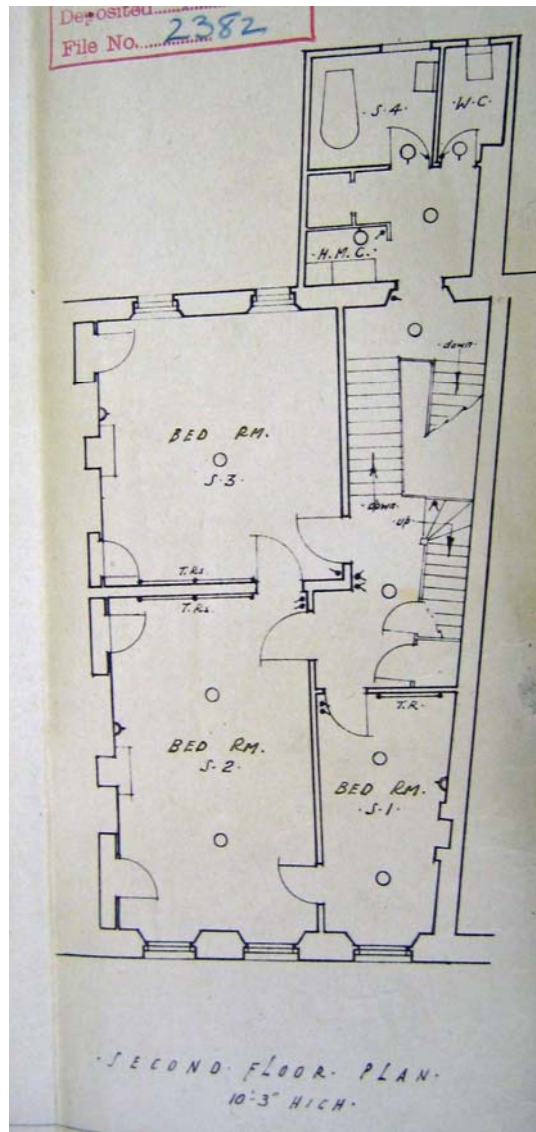


Fig. 32 1950 Second and Attic Floor of proposed hostel at 9 Somerset Place by Ernest Tew (BRO: BC/7624 July 1950)

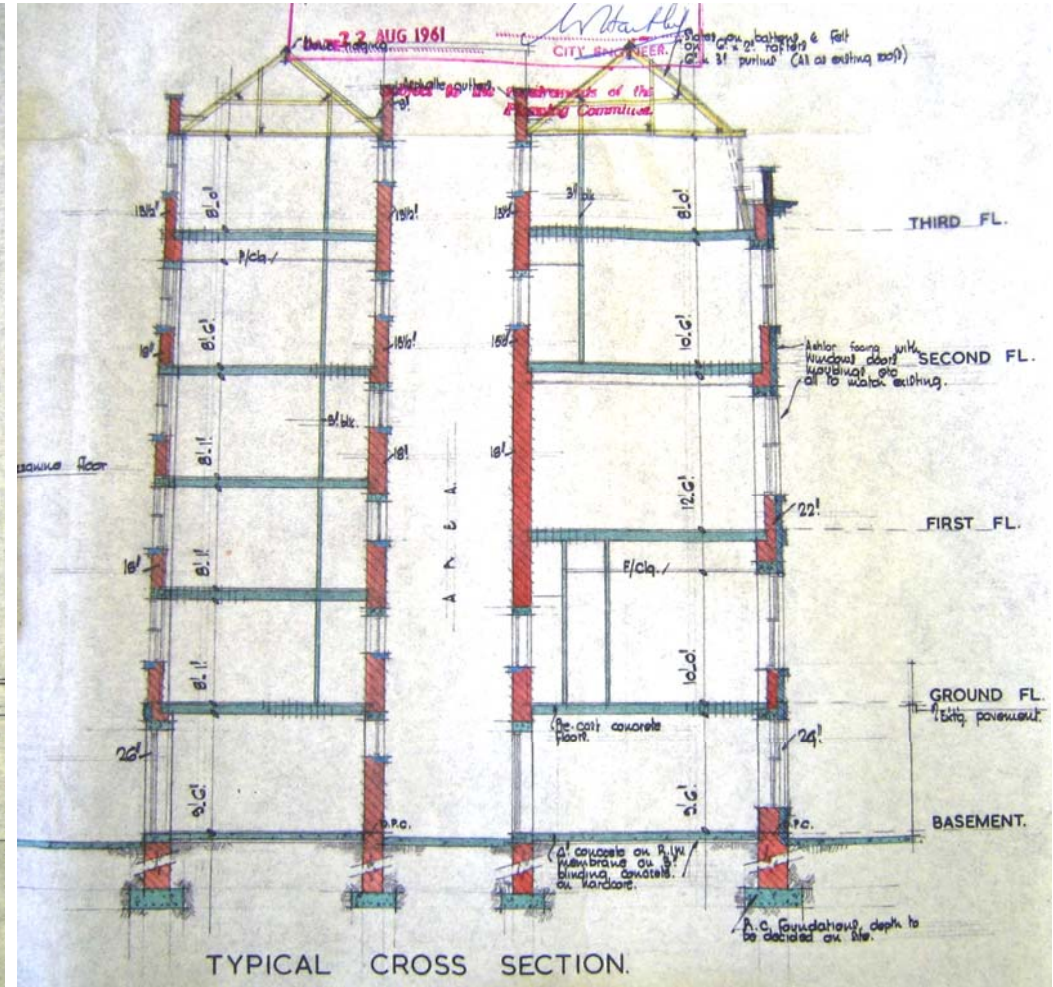


Fig. 33 1961 End Elevation & Cross Section approved proposed rebuilding of 5-7sp as hostels by Hugh Roberts (BRO: BC/13606 22 Aug 1961)

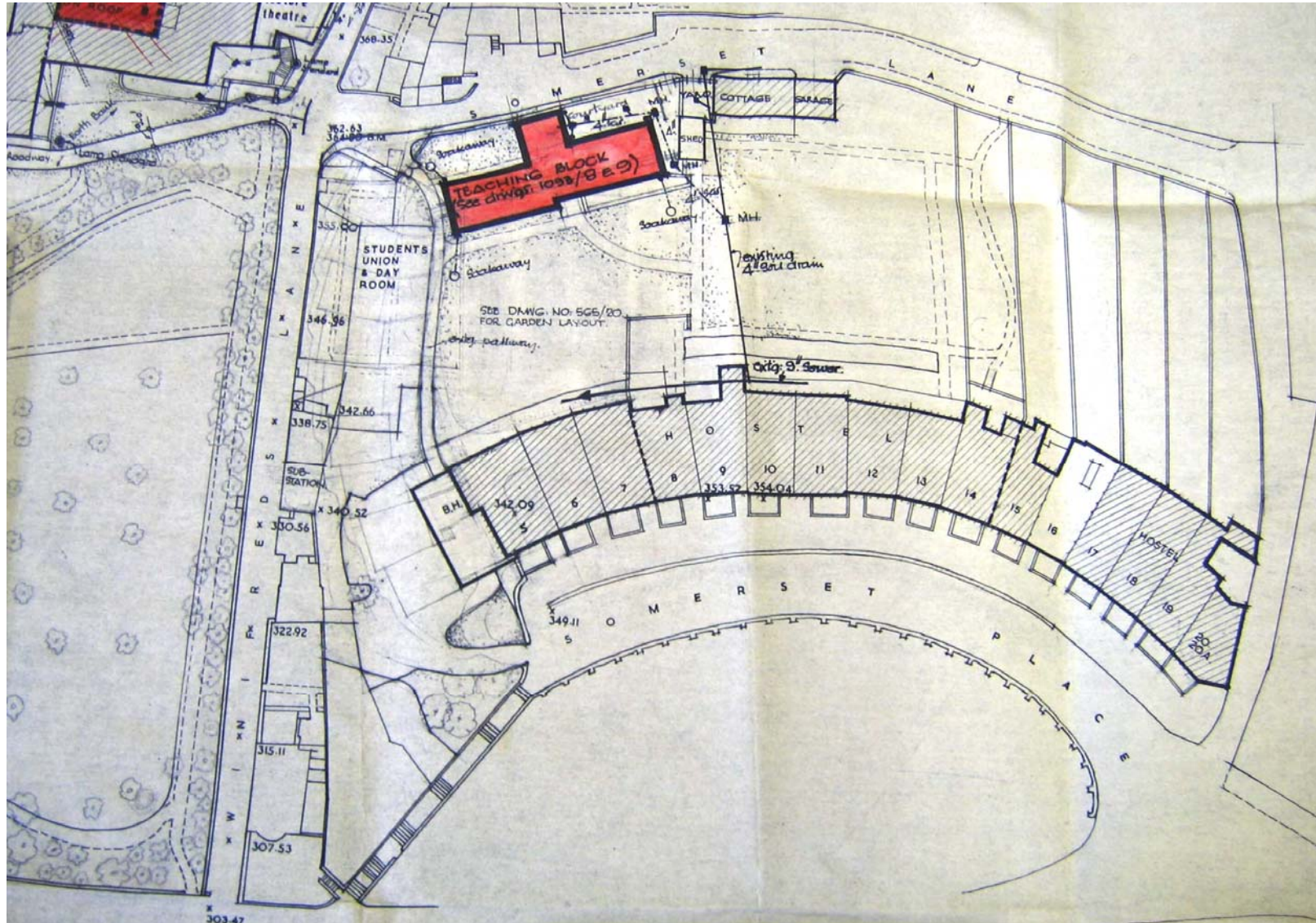


Fig. 34 1970 proposed erection of 3 classrooms to the rear of 6-8 Somerset Place, tutors rooms and w.c. (BRO: BC/ R3540, 1970)

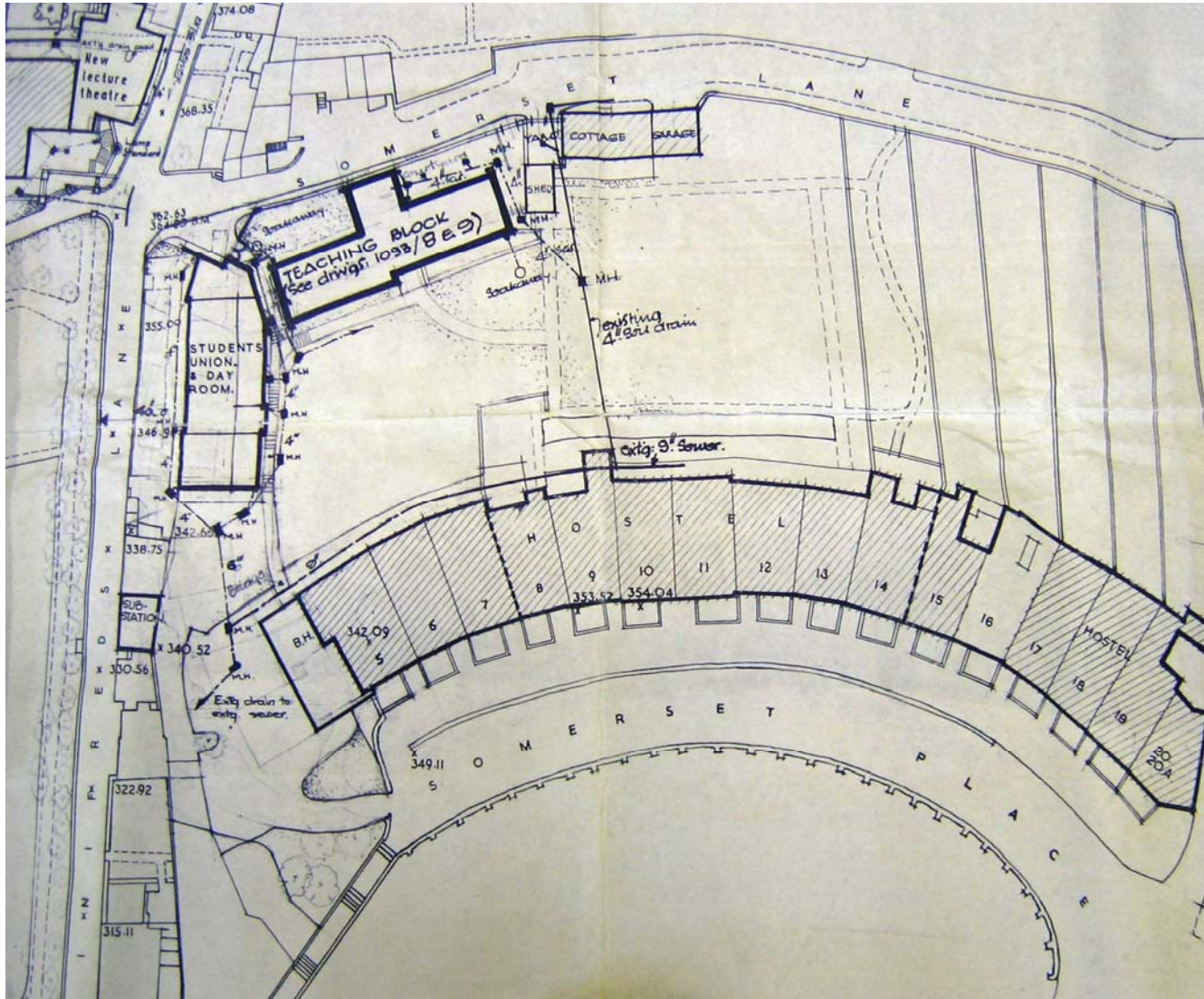


Fig. 35 1972 proposed student union building (BRO: BC/R4764)