

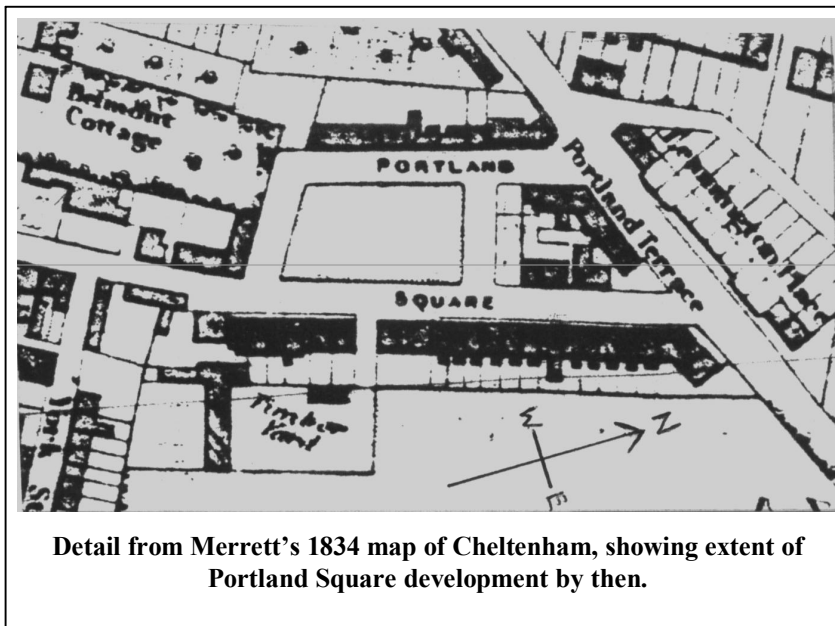
The Portland Square and Albert Place District: land, houses and early occupants

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Reproduced with the kind permission of the Author **MIKE GRINDLEY**

*T'is gone with its thorns and its roses,
With the dust of dead ages to mix!
Time's charnel forever encloses
The year Eighteen Hundred and Six*

THUS THE LOCAL PRESSⁱ alluded to the 1806 Cheltenham Inclosure Award which allotted ownership of areas of potential building land on the north side of the town, including the piece of orchard that later became the Portland Square development. Numbered 223 under the Award, it bordered the Prestbury Road opposite the SE edge of the future Pittville Estate; to the south were the lands on which the streets of Fairview came to be built.



THE LAND AND ITS OWNERS: 1739 - 1824

The earliest mention of land so far seen in Portland Square deedsⁱⁱ is in the November 1739 Will of Samuel Whithorne Esq., of the ancient Charlton Kings family. On 2 January 1801 his grandson, John Whithorne the younger, sold to William Wills of Cheltenham, gent., for £200 'all those three acres and a half of arable land [in four lots] lying dispersedly in and about a field in the parish of Cheltenham called Sandfield, otherwise Prestbury Field, otherwise Whaddon Field'. The tenant was John Peacey, a Charlton Kings plasterer.

William Wills was a peruke maker of the then 48 High Street, who died in Spring 1804, leaving all his houses and lands to his widow Penelope, their son William to inherit on her death. William the elder was granted (posthumously, it turned out) Inclosure Allotment 223 in January 1806, 'containing two acres two roods 39 perches [almost two and three quarters acres, somewhat less than the Wills purchase of 1801], situate in Whaddon Field and bounded by the Prestbury

Turnpike Road on the north' and by lands of Joseph Pitt on the east, Mary Fisher and James Gore on the south, and Joseph Kendall on the west.

Between 1801 and 1804 William Wills the elder built a houseⁱⁱⁱ on his newly acquired land. The 1806 Inclosure Award Map and Mitchell's revised (1810) map show a solitary building on the SE side of the Prestbury Road, opposite the Union Row cottages, and thus approximately where the entrance to Albert Place^{iv} now stands. It still existed in March 1824^v, but must have soon after been demolished to make way for the new Portland Square development. There is no evidence that this house was called Portland Cottage; however, this name was later given to 35 Prestbury Road (built 1831-2), a few yards to the west.

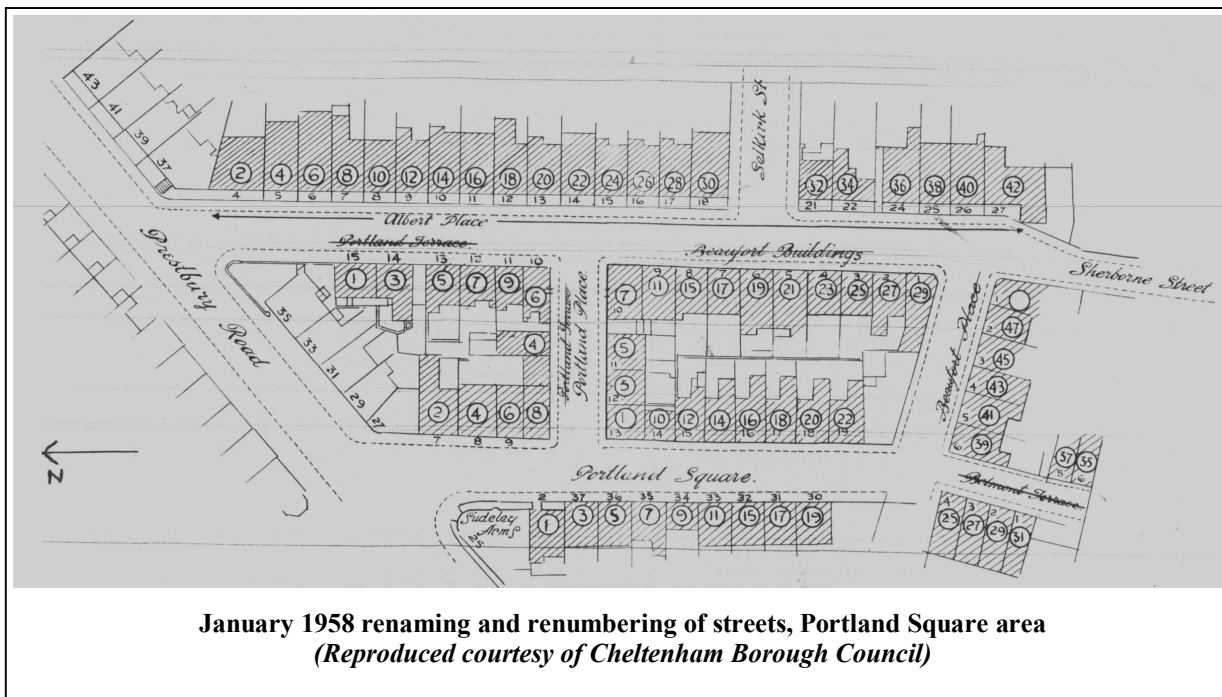
In March 1824 came a decisive event. Penelope Wills and son William sold the entire Allotment 223 to Joseph Hughes, butcher, who was already the tenant of this land and single house. He became the developer of Portland Square and built some of its earliest houses. Penelope Wills retired to her son's residence, the ancient gable-ended Farm Cottage in Cambray (demolished 1879), where she died 9 March 1832, aged 88, having 'resided in Cheltenham upwards of 70 years'. Son William died 1 June 1832, aged 47, at Dawlish in Devon 'whither he had repaired for the benefit of his health'.

GENERAL NOTE ON JOSEPH HUGHES

Joseph Hughes was born in Winchcombe c.1783 and baptised there 8 November 1787 with sister Mary, children of James and Sarah Hughes. Gill & Bradshaw's 1820 Directory gives Joseph Hughes, butcher and lodging-house keeper, in Portland Place, Portland Street, Cheltenham. From late 1825, already a widower, he lived in the largest house built by himself in Portland Square (27, later 42 Albert Place (see Fig. 4), now demolished and part of Fairview Green). Bankrupt November 1827, he became yearly tenant at what later became the *Sudeley Arms*; his sister Mary, wife of William Berington, scion of an old landed gentry family of Winsley, Herefordshire, also lived on these Portland Square premises, their son running the Ale, Porter & Cider Stores there until 1848. In December 1833 Joseph Hughes remarried to Mrs Sarah Herbert of Charlton Kings and resided at Boulton Cottages there as a farmer until at least 1856. Widowed again, he retired to live with his two daughters, Miss Mary Ann Hughes and Mrs. Sarah Williams, at 4 Portland Parade (now 43 Prestbury Road) where they ran a small school for young ladies. This moved to 2 Sussex Villas (now part of Clarence Court, near Clarence Square), where Joseph Hughes died on 15 February 1875, 'aged 91... much respected'.

THE BUILDING BACKGROUND

The identity of whoever laid out Portland Square in 1824 for Joseph Hughes, and coordinated 1825-7 house elevations and building work, has not been stated. It might have been William Arthur Watson, who was later architect and surveyor to the Pittville Estate^{vi} and in August 1827 occupied the now 37 Prestbury Road on the corner of Albert Place.³ However, much more likely is Francis Rawlings (1772-1836) who had already been the architect/surveyor for William Flatcher's 1823 development of nearby Fairview Street^{vii}, and who surveyed and valued an unfinished house in Portland Square in June 1827^{viii}. Moreover, he was auctioneer for each of the Square's house sales advertised in the 1826 and 1827 local Press. Lastly, when his eldest son and business partner, William Rawlings, was the plaintiff in an infidelity court case, the publicized letters to the latter's wife from her paramour



included the February 1827 enquiry, ‘Have you been either to Chapel **or to Portland Square** with him [William Rawlings] today?’^{ix} It being then customary for married couples to visit parents on a Sunday, this letter could possibly indicate Francis Rawlings’ actual residence in the Square in early 1827.

The vision of Joseph Hughes was doubtless to erect a fashionable square that would sit adequately, albeit on a more modest scale, alongside the grand Pittville Estate. But it was his misfortune to start his building career shortly before the great banking crash of December 1825, when ‘the usual channels of credit were stopped and the circulation of the country became completely deranged; the question [for businesses] would soon be, not who goes, but who stands’^x. Joseph Hughes went, though not until 15 November 1827, the date of his bankruptcy. When he had purchased Allotment 223 in March 1824 for £2,500, that sum remained on mortgage to the Wills family. He paid it off in August 1825, but from December of that year onwards was forced to make a series of mortgages on the houses he had built. By 1827 he was overwhelmingly in debt, and was made bankrupt. His assignees sold off his houses and land in 1828 and 1829.

The earliest houses, including six by Hughes himself, were built in 1825-6, totalling about half the eventual east side of Albert Place, two round the corner onto the Prestbury Road, and two (including the now *Sudeley Arms*) on the west side of Portland Square. The following detailed notes show how construction progressed thereafter. The building over of the ‘open garden or pleasure ground’ in the centre of Portland Square in 1835-6 completed the pre-Victorian works and finally put paid to Joseph Hughes’ original concept.

The following entries give early building and occupancy details for each house in the Portland Square district, arranged by terraces on the east, west and south, followed by the north central and south central blocks.

THE EASTERN-SIDE TERRACES

The terrace of four houses on the Prestbury Road (odd numbers 37 - 43) and the two Albert Place terraces (even numbers, either side of the Selkirk Street entrance) were originally all called Portland Square. Mid-1830, the Prestbury Road houses were often called Portland Terrace, but in 1838-9 became Portland Parade and remained thus until being renumbered into the Prestbury Road sequence in 1937. The two eastern terraces from the corner with Prestbury Road to the top of Sherborne Street were renamed Albert Place *c.* August 1842, with consecutive numbers from '4' onwards as before, reflecting the plot numbers of the original building plan. They were renumbered from '2' onwards (even numbers only) in the overall Portland Square district street name/number rationalisation of January 1958 (see p.14). All houses in Albert Place were either built on land bought from Joseph Hughes, or were built by Hughes himself in a few cases

The current Back Albert Place (known as Selkirk Road in 1860s-1880s) was built *c.* 1840 by Edward Cope on land bought from Pitt. In 1841-2 Cope also sold extra land to nearly all the house owners of the now 2-30 (evens) Albert Place and 39 Prestbury Road, which extended their gardens/yards by 40 feet at the rear, with access to the new back road.

43/41 Prestbury Road (ex 4 and 3 Portland Parade). Both built 1834-5 by Richard Hewitt (No.3) and Thomas Darby (No. 4), on land bought from Joseph Pitt plus the NE corner (Lot 1) of Joseph Hughes' land. No. 3 occupant 1840-51 Mrs Henry Briggs, and owned 1841 by Mr Beavan. No. 4 occupants 1836 G.J. Engall, estate agent; 1836-40 Eyton family; 1840-2 Edward Cope, builder; see also General Note on Joseph Hughes.

39 Prestbury Road (ex 2 Portland Parade). Built 1825 by William Fisher on land bought from Joseph Hughes (Lot 2). Mortgaged March 1826 to Abraham Hatherell Esq. Fisher went bankrupt.

37 Prestbury Road (ex 1 Portland Parade). Built 1825/6, probably by Joseph Hughes. Owned August 1827 by Mr Blizard, when occupied by Mr. [William Arthur] Watson, surveyor. Probable occupant 1828 Mrs. Heane.

2 Albert Place (ex 4). Built 1827 by William Vines, marble and stone mason. From 1830's to early 20th century this large property was a lodging house. Occupants 1839 William D. Saunder, late of the town's Literary Saloon; 1840-4 Hon. Lady Vane. 1912 to at least 1930s it was Pittville Police Station.

4 Albert Place (ex 5). Built 1827 by Hon. Katherine Monson, Cheltenham's famous lady builder. Occupants *c.* 1828 Mrs Compere, society lady; 1832-50 Miss Frances Capper (elder sister of Robert Capper Esq. of Marle Hill), having bought the house. Run as a lodging house 1851-81.

6 Albert Place (kept same number). Land to Samuel Clarke, whitesmith, 1827, but resold to Captain William Moore Beetlestone, who had the house built 1831-2. Occupants 1832-6 (and 1846-71) Capt. Beetlestone; 1836-7 the socialite Isaacson family; 1838 Rev. Thomas Page. Double rear garden.

8 Albert Place (ex 7). Built 1825-6 by Thomas Newman, carpenter, occupying the house briefly (bankrupt May 1826). Conveyed 1829 to existing mortgagee Joseph Webb, cheese factor, Gloucester. Owned by Webb until 1879.

10 Albert Place (ex 8). Land to Mr Hill Cooper by May 1825. House built 1829-30 (builder unknown). Occupants 1831-3 Samuel Butt, conveyancer; 1834 Thomas Sandys, solicitor; 1836-8 Major Thomas Wright.

12 Albert Place (ex 9). Built 1825/26 (builder unknown). Occupants 1826 Miss Turrell's Dancing Academy; 1829-32 Miss Frances Capper (rent £32/10/0 per annum), when owner possibly Mr. Green, *Cross Keys Inn*, Cheltenham.



14 (now 22) and 15 (now 24) Albert Place, drawn in 1947 by Philip Smith. On right is **10 Beaufort Buildings (now 7 Portland Place)** with long-vanished metal porch. *(Reproduced courtesy of the artist, and of Cheltenham Art Gallery and Museum)*

14 Albert Place (ex 10). Built 1827?-30 (possibly started by one builder, but completed by another). Occupants 1831 Mr. Trott (rent £36 per annum); 1833 R. Slader, cabinet maker; 1838-41 William Haining, grocer and tea dealer.

16 Albert Place (ex 11). Built 1827?-32. Started by one builder, but 'completed by Mr. Webb' (according to Building Certificate). Possibly the unfinished house auctioned September 1827, 'details from Mr. W. Taylor, builder, Cirencester'. Occupants 1841 William Workman, baker; 1843 Mrs. Mary Pensom, society lady.

18 Albert Place (ex 12). Built 1825-6, possibly by Ebsworth Humphris, as centre house of the original terrace, with pedimented doorcase and 'handsome stone staircase'. For auction June 1826. Occupants 1829-31 John Savery Esq., late of Bristol; 1833-4 John Knowles, excise officer, whose daughter Caroline Knowles ran it as lodging house until 1850; 1840-51 Miss Lewis, lodger, of a high-level Bengal Civil Service family.

20 Albert Place (ex 13). Built 1825-6 by Joseph Hughes, who mortgaged to Mrs Hester Boyd in April 1826 for £400. Occupants 1827-8 Mr. Porter, possibly the Arcade bookseller; 1829-30 George Exton Turner, auctioneer; 1833 Mrs. Hester Boyd; 1833-4 Edward James Pasquier, landscape and marine painter (rent £60 per annum); December 1834 Mr. & Mrs. Buckland opened a 'Preparatory School for Young Gentlemen' there.

22 Albert Place (ex 14). Built 1826 by Samuel Hartell, victualler. Occupant 1827 Thomas Roper Hawker, tailor. Owned 1838 by Thomas Brunson, butcher, Winchcomb Street. Two storey brick store/coach house built on back plot c.1870s by Charles William Spackman, plasterer (bought the property 1859). (See p.16).

24 Albert Place (ex 15). Land to Robert Fisher June 1826. He possibly built house that year. Occupants 1835 Mrs. Williams; late 1830s - 1854 Borthwick family (Scots travelling drapers). (See p.16).

26 Albert Place (ex 16). Built 1826?, probably by Robert Fisher. Owned by Mrs. Hopkins 1832-3. Occupant 1833 Henry Sperring Merrett, architect and surveyor, who made the 1834 map of Cheltenham (see p.12)

28 Albert Place (ex 17). Land originally sold to William Vines, mason, but remained a building plot until c.1869, when Alfred C. Billings at the now No. 30, builder, erected a house on it.

30 Albert Place (ex 18). Built 1828-9 by William Vines, marble and stone mason. Mortgaged 1833 to Misses M.A. and E. Gardiner, who later ran a lodging house there until the former's death in 1854. Occupant 1841-7 Mrs Charlotte Capel.

Selkirk Street gap in terrace. Originally Lots 19 and 20 in Joseph Hughes's layout plan. Both sold by Hughes's bankruptcy assignees in 1828 to John Darby, builder, who used the gap as a road to his easterly adjacent timberyard and premises, whereon in 1833 he built what is now Kensington Villa plus its adjoining, now demolished, workshops and stable (see Fig. 1). This rough road was made into Selkirk Street in 1839/40 by builder Edward Cope.

32 Albert Place (ex 21). Built 1830 by Thomas Marchant, builder, on land sold July 1829 by Joseph Hughes's bankruptcy assignees (as were the next two plots).

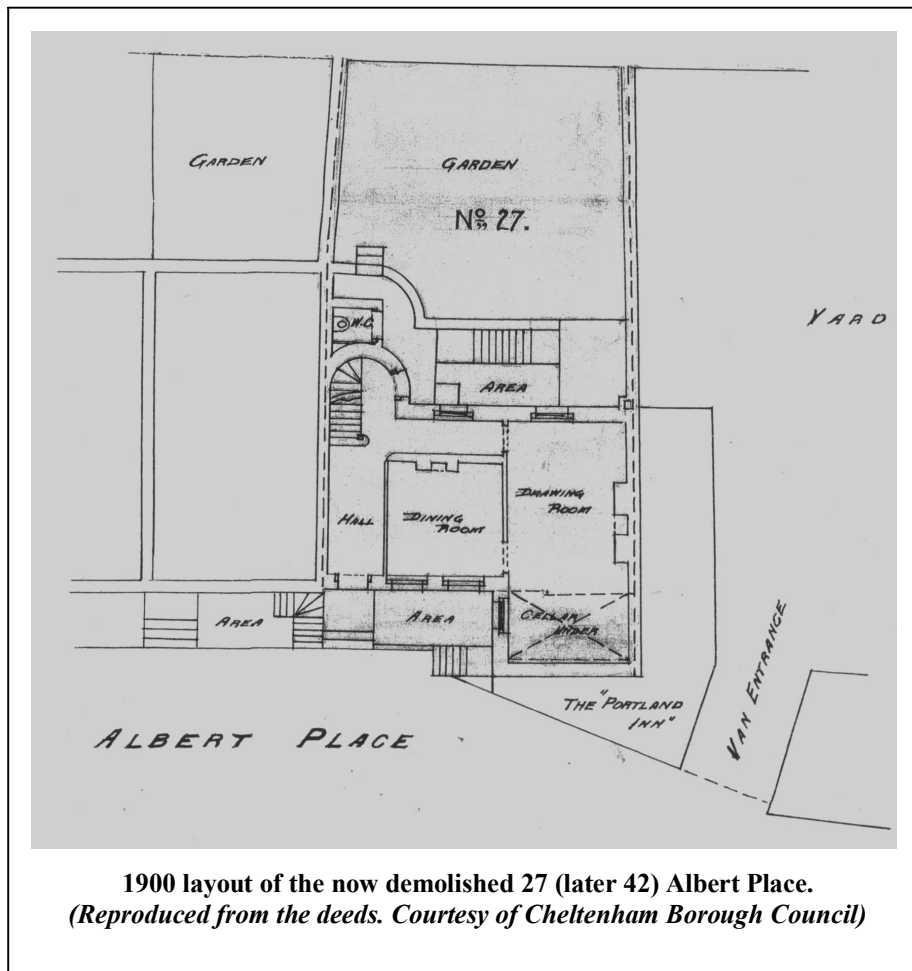
34 Albert Place (ex 22). built 1831 by William Rogers, porter. Occupant 1841-4 Steven Schwamenkruge, shoemaker.

36 Albert Place (ex 24 and 23). Built 1830 by Joseph Coome, plumber and glazier, who left 23 and 24 to son Henry at his death in 1869. No. 23 was the cottage behind No.24 (via arched passage from Albert Place) and became part of it c.1936. Occupant of No.24 (1840-58) John Pearce, printer and Trade Unionist with the *Cheltenham Chronicle* for over 40 years.

38 Albert Place (ex 25). Built 1825 by Joseph Hughes and sold to Charles Birt, who left it to daughter Miss Birt (died 1853). Occupants 1831-7 R. Williams Esq.; 1839-41 William Brunson, tailor.

40 Albert Place (ex 26). Built 1825 by Joseph Hughes. Mortgaged December 1825, plus No. 27 and attached land, to Miss Elizabeth Buckle, Uckington, for £1000; all for auction September 1828 after Hughes' bankruptcy. No. 26 occupants 1828 Mr. Thomas (rent £40 per annum); 1838-41 Richard Graham, linen draper.

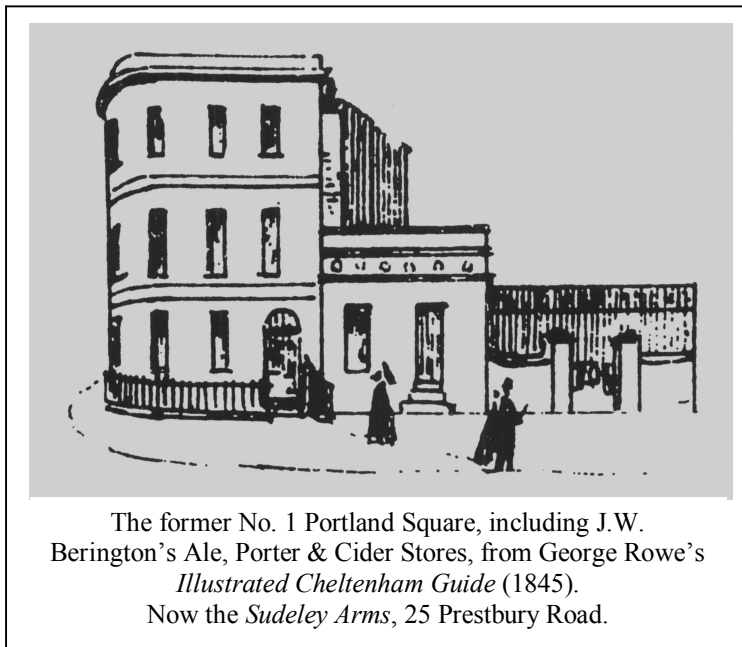
What is now the Northern part of Fairview Green. 42 Albert Place (ex 27, see Fig. 4). Built 1825 by Joseph Hughes as his own residence, complete with large yard, piggeries, slaughterhouse, stables and vaults. See previous entry for mortgage. Another house (No.31, later 61 Sherborne Street) also built 1826/7 by him on this land. No. 27 became Portland Brewery (Messrs. Maule & Parker) 1829, *Portland Arms* 1842, then *Portland Inn*, split 1870 into No. 27 private house and No. 28 *Portland Inn*. The house suffered fatal fire October 1955 and was finally demolished 1963. The pub became Portland House Dairy (renumbered 63 Sherborne Street) in 1924, and finally A. & S. Baileys until demolition in 1961/2.



THE WESTERN-SIDE TERRACE

Always known as Portland Square, except for the *Sudeley Arms*, long known as 25 Prestbury Road. Confusingly, houses on the western side bore numbers in two different directions in the later 1830s and 1840s: south to north numbers in 1843 were 30, 9, 8, 33, 6, 35-37, 2 and 1, in that order! No.2 lasted, against the tide, until January 1958, when the whole row was renumbered to the present system (see p.14).

Sudeley Arms, 25 Prestbury Road (ex 1 Portland Square in the 19th century). ‘House and offices’ built 1825-6 by Ebsworth Humphris, builder, on land bought from Joseph Hughes for £45. In 1835 Humphris's mortgagees sold premises to Isaac Baylis for £800. Occupant 1828-1832 Hughes himself, as yearly tenant. His nephew John William Berington, of landed gentry family (see General Note Hughes), ran the Ale, Porter and Cider stores here until 1848; the residential side was a high-class lodging house. The establishment became the *Sudeley Arms* by 1851, under landlord George Holland (bought it in 1857).



on

The former No. 1 Portland Square, including J.W. Berington's Ale, Porter & Cider Stores, from George Rowe's *Illustrated Cheltenham Guide* (1845).
Now the *Sudeley Arms*, 25 Prestbury Road.

1 Portland Square (ex 2). Built 1825-6 by Joseph Hughes, who mortgaged April 1826 to John Sadler, gent., Uckington, for £500. Bankruptcy conveyance September 1828 to Sadler (who still owned it in 1861). Occupants 1827 Samuel Butt, conveyancer; 1830-60, Mrs. Mary Lambert, lodging house keeper, with long-term lodger Joseph Gowling, landed proprietor. Called Portland House in 1880s.

3-23 Portland Square (odd numbers, omitting 13). Originally ‘10 lots of building ground’, sold January 1829 by Hughes's bankruptcy assignees to William Wills, gent. of Farm Cottage (see earlier), and resold in 1832 for £350 to William Halford builder, who sold plots as follows:-

3/5 Portland Square (ex 37/36). Built 1833 and 1834 by William Henry Mason, tailor, owner of both until 1854 and 1858 respectively. Occupants (No. 37) 1834-8 William Henry Mason; 1838-42 Thomas Tipton, coachman of the Royal Exeter coach. (No. 36) 1836 Mr. Bease; 1841-4 John Watkins, coachman.

7 Portland Square (ex 35). Built 1833 by Gabriel Boyce, bricklayer, who lived in it until c.1857.

9 Portland Square (ex 34, ex 6). Built probably 1833. N.B. One of this row was built 1833 by William Lineham, plasterer and slater. The three Freeman's Cottages behind (named after Prestbury owner Charles Freeman) were reached via the later named Bowstead's Passage (Robert Bowstead was 1860s-80s tenant of No. 34). Cottages demolished in 1935.

11 Portland Square (ex 33, ex 7). Built 1833 by George Tinkler, gardener, who lived in it until nearly 1860. Lodger 1837-8 Mlle Pavin de Belle Isle, language/music teacher.

15 Portland Square (ex 32, ex 8). Built probably 1833/4. Owner-occupant 1838-55 John Davis, gent.

17 Portland Square (ex 31, ex 9). Built probably 1833/4. Occupant 1843-4 James Bournes, silversmith.

21/23 Portland Square (built 1978) This site was formerly 19 Portland Square (ex 30) plus cottages alongside. No.30 and first four Spackman's Cottages built 1833/4 by Charles Spackman plasterer, who lived in No. 30 until his death in 1852. Owned by Spackman family until 1886. Two

more cottages added later. All six renamed Portland Cottages 1897 and demolished in 1936. House demolished c.1960s.

THE SOUTHERN-SIDE TERRACES

The main terrace known as Beaufort Place until 1958, though from 1860s to 1880s often referred to as Portland Square (but with existing numbers). The cul-de-sac at western end named Belmont Terrace. Both renamed Portland Square in January 1958 (see p.14).

49 (Site only)/47/45/43 Portland Square. Four plots, standing partly on the former Old Sandy Lane, were sold by Joseph Hughes for £150 (August 1827 agreement) to Isaac Baylis, who resold April 1834 to William Morgan, builder and timber merchant.

Former 49 Portland Square (ex 1 Beaufort Place). Built 1834 by William Morgan as a house and shop - the Portland Dairy 1841 and simultaneously a 'house of ill fame'! Morgan lived there in 1844. Demolished 1964 (Blake's grocery). Now a brick hardstanding.

47/45/43 Portland Square (ex 2-4 Beaufort Place). Built 1834/5, possibly by William Morgan. Hiatt family, van proprietors and coal dealers, lived at No. 3 1840-1880s.

41-25 (odd numbers) Portland Square. This land sold January 1827 for £260 by Joseph Hughes to Samuel Young Griffith of Belmont Cottage to enlarge his garden. Land (plus an extra piece of that garden) bought May 1863 for £150 by Winchcombe Street grocer Edward Foxwell Barnfield who had eight houses erected (see p.14):

41/39 Portland Square (ex 5/6 Beaufort Place). Built c.1864. No. 6 was the *Carpenter's Arms* until 1940, when it became a private house.

37/35 Portland Square (ex 5/6 Belmont Terrace). Built by 1866.

33A Portland Square. Modern house converted 1988 from former workshop.

31/29/27/25 Portland Square (ex 1-4 Belmont Terrace). Built c.1864. The entrance to a builder's yard (on land sold c.1827 by Joseph Hughes to Henry Haines) stood between No.4 and Spackman's Cottages.

THE NORTHERN CENTRAL BLOCK

Known originally as Portland Terrace (PT) on all four sides, though in the early years some PT properties were often referred to as 'Portland Square'. The five shops on the Prestbury Road were renumbered into that road's sequence in 1937. Properties on the other sides of the block were given new numbers and street names in January 1958 (see p.14):

35 Prestbury Road (ex 2 PT). Land to Robert Fisher April 1827, conveyed March 1832 to Nathaniel Walford, who built house 1831-2, named Portland Cottage. Bought 1832 by Mrs Ann Stevens (died there 1843). Her family owned it until 1881, also the triangular plot on NE corner (never built on).

33 Prestbury Road (ex 3 PT). Land to William Halford, builder, April 1827. Conveyed 1833 to Percival Wiles, plumber and glazier, who built house and out offices same year. Sold 1834 to John G. Beavan. Occupants 1833-4 Benjamin John Mayer; 1838-51 John Keylock, butcher (later at 5 PT).

31 Prestbury Road (ex 4 PT). Built 1827 by William Matthews, poulterer, who lived and had his business there until 1854. Sub Post Office here early 1900s.

29 Prestbury Road (ex 5 PT). Built 1827 by Hon. Katherine Monson, builder. Owned 1839 by Mrs. Gummery. Occupants 1841-3 James Walker, draper; 1843-4 James Phelps, waiter; 1847-51 Joseph Gough, greengrocer; 1851-late 1980s always a butcher's shop. Still has elegant metal canopy with delicate ornamental ironwork beneath.

27 Prestbury Road (ex 6 PT). Built 1827 (corner shop) by Joseph Hughes, butcher. Occupants 1828-43 Thomas Read, grocer; 1843-50 Waren Tay, grocer and tea dealer (see right).

2 Portland Square (ex 7 PT). Built 1827 by Charles Spackman, plasterer, and owned by his family until 1886. Occupants 1838-9 Mrs. Hodson; 1842-8 James Phipps, tailor; 1851-2 Thomas Hill Knight, accountant (see 15 Albert Place).

4 Portland Square (ex 8 PT). Built 1831 by William Halford, builder. Became the *Coach and Horses Inn* until c.1940. Occupants 1835 Henry Hobbs (beer shop); 1837-44 James Ovens.



The former 6 Portland Terrace (Waren Tay's Tea & Grocery Warehouse), from George Rowe's *Illustrated Cheltenham Guide* (1845).

6 Portland Square/2/4/6 Portland Place/9 Albert Place (ex 9/-/-/10/11 PT). Land on mortgage 1827 to Daniel Theyer, Shurdington. Building ground until c. 1869 when 10/11 PT were built. 9 PT built early 1880s, with coach house, yard and stables (later Portland Mews) where 2 and 4 Portland Place now stand.

7/5 Albert Place (ex 12/13 PT). Both built 1834 by Percival Wiles, plumber and glazier. No. 12 occupants 1834 Charles James; 1840-3 James Byrne, ladies' shoemaker. No. 13 occupants 1834-6 Percival Wiles himself (died there); 1841 George Best, cabinet maker, and Owen Byrns, tailor.

3/1 Albert Place (14/15 PT). Both built 1833-4 by Percival Wiles above, and sold 1834 to John G. Beavan. No. 14 occupants 1834 Richard Mansfield; 1838 William Hill Knight (aged 24, well-known Cheltenham architect). No. 15 occupants 1834 James MacMath; 1841-4 William Gregory, whitesmith.

THE SOUTHERN CENTRAL BLOCK

Originally the 'open garden or pleasure ground' in the centre of Portland Square (see p.12), and fenced off with hurdles; no trees allowed over 13 feet high. July 1829 Hughes' bankruptcy sale to John Surman Cox, gent., for £105. October 1829 to John Harris, gent. October 1832 to Thomas Haines, gent., and Charles Floyer Wickes, chemist, for £210. December 1834 these two persuaded Samuel Young Griffith (owner of Belmont Cottage) and Henry Haines (owner of adjoining land) to lift the restriction against building on the centre ground, in return for promising not to put windows in anything built opposite Belmont Cottage garden. By June 1835 the centre ground's middle and southern sections were sold to Charles Williams, stonemason, who arranged plot layout and agreed house elevations with each purchasing builder. The northern section (now 11 Albert Place, 7/5/3/1 Portland Place, and 10 Portland Square) was probably dealt with similarly, but not by Williams.

Houses built on the centre ground were all known as Beaufort Buildings (BB) until the January 1958 rationalisation (see p.14):

29/27/25 Albert Place (ex 1-3 BB). All built 1835 by William Morgan, timber merchant. John Board, parish clerk of St. Mary's, died at No.2 1841.

23 Albert Place (ex 4 BB). Built 1835 by Charles Tomes, stonemason. Occupant 1840-3 John Waterworth, master of Holy Trinity School.

21/19 Albert Place (ex 5/6 BB). Both built 1835 by William Beard, plasterer, who lived in No. 5 until 1847 death. Both three storeys, with iron verandah balconies, facing up Selkirk Street.

17 Albert Place (ex 7 BB). Built 1835-6 by John Gilder, joiner, who lived there until 1840. Occupant 1841-2 James Royal, professor of flute and piano.

15 Albert Place (ex 8 BB). Built 1835-6 by Thomas Matty, whitesmith. Occupant 1841-7 Thomas Hill Knight, accountant, and brother of W.H. Knight, architect.

11 Albert Place/7 Portland Place (ex 9/10 BB). Both built 1836 by William Morgan, timber merchant. 10BB (corner house) became the *Blue Boys* beerhouse by 1841 and until 1853. (See p.16).

5/3 Portland Place (ex 11/12 BB). Both built 1836 by James Edmonds, builder.

1 Portland Place/10 Portland Square (ex 13/14 BB). Built 1835 or 6. Originally just 13 BB, but split by 1848 into No. 13 (cornerhouse) and No. 14 (called 14b in 1850s).

12/14 Portland Square (ex 15 BB/Hennor Cottage BB). Built 1835 and 1836 by William Charwood, builder. The former house started as 14, then 15a (1861), then 15 BB (mid-1860s onwards). The latter was always 15 BB until mid-1860s change to Hennor Cottage to obviate confusion.

16/18 Portland Square (ex 16/17 BB). Both built 1835 by Charles Williams, stonemason.

20 Portland Square (ex 18 BB). Built 1835 by Samuel Cave, stonemason. Occupant John Carter, waiter, 1838 until 1878 death.

22 Portland Square (ex 19 BB). Built 1835 by William Norman, builder.

24 Portland Square. Built 1997 on corner site of former coach-house, stable and yard, originally Hiatt's coal yard and furniture van depot (erected late 1850s by Thomas Henry Hiatt on land bought 1835 by Samuel Young Griffith of Belmont Cottage). The old stable block is still there.

ACKNOWLEDGEMENTS

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ⁱ *Cheltenham Journal* 2 Nov 1829

ⁱⁱ Deeds of 33 Prestbury Road and 1/3 Albert Place. GRO D1581/4

ⁱⁱⁱ Mentioned in Deeds of 2 Albert Place. See GRO (Shire Hall Office) DC/SJ36

^{iv} Not to be confused with short-lived 'Albert Place' in nearby Glenfall Street, opposite Albert Villa (built 1840). The 1841 Census shows two cottages there. These were renamed Burndyke Cottages when the east side of Portland Square became Albert Place in 1842

^v Deeds of 2 Albert Place

^{vi} Blake, Steven, *Pittville 1824-1860* (Cheltenham Art Gallery and Museum 1988) p.36

^{vii} Blake, unpublished notes for lecture on Fairview (December 1999)

^{viii} Deeds of 2 Albert Place

^{ix} *Cheltenham Chronicle* 31 May 1827

^x *Cheltenham Chronicle* 21 Oct 1847 ('The Panic of 1825')