

101 and 103 Westgate and Schofield's Yard



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Wakefield Historical Society welcomes all those interested and curious about the remarkable history of Wakefield and beyond. We encourage research, provide talks, publish books, and are happy to respond to historical enquiries.

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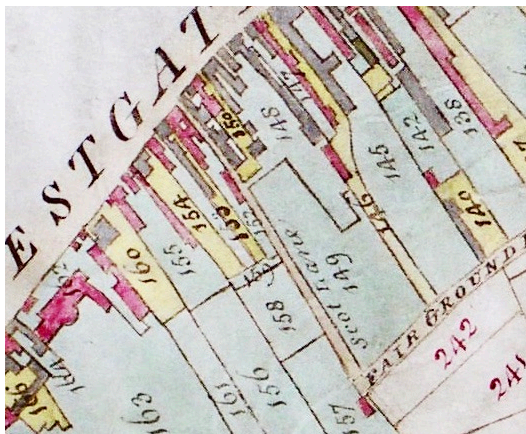
The Upper Westgate Heritage Action Zone (HAZ).

Wakefield Council and Historic England are investing nearly £4 million pounds in 2020-2024 to regenerate historic buildings in the Upper Westgate Conservation Area to bring new life and make it flourish again. As their contribution to the project, members of Wakefield Historical Society are researching the buildings and yards and publishing their stories.

101 and 103 Westgate and Schofield's Yard

The cover image shows 101 on the left, and 103 on the right with the narrow entrance to Schofield's Yard between. They are Grade II listed and described as a *'Mid 18th century building incorporating a mid-16th century timber framed building. Early-mid C18 building of 2-storeys, four windows, Soft pinkish brick. Fairly high pitched swept roof now slated. Replaced sash windows, in flush box frames, have stone cills. Central narrow round-arched entrance to Schofield's Yard. C20 shop fronts. Original rear elevation, but for end wall of wing'.¹*

Trying to untangle the ownership and occupiers of these two properties in the 19th century and earlier has been difficult. When



Excerpt from the Enclosure Map of 1790s
By kind permission of West Yorkshire Archives,
ref: QD5/3/Vol 4/28
Photograph LesleyTaylor

enclosure occurred at the end of the 18th century the buildings and the yard behind them were the property of Thomas Lumb, who owned plot 153 which also included the present 105 Westgate.² The entry recorded him as owning several houses, yard and garden, amounting to 1 rood and 13 perches, about one third of an acre. To the east was

¹ online: <https://historicengland.org.uk/listing/the-list/list-entry/1273155?section=official-list-entry>

² West Yorkshire Archives, Maps Vol 4/28, YAHs MD225/7 Enclosure Awards, Brotherton Library Special Collections

Ann Scott who owned one house, yard and garden, and to the west of 105 was James Orwin the owner of the Elephant and Castle Inn and yard.

Thomas Lumb insured his property with the Sun Insurance Company in 1792³ as a house, kitchen & stable in the tenure of Spicer & Co. Maltsters for £150; this was 105; a house in the tenure of John Wood hair dresser for £60; a house in the tenure of John Pickering bricklayer for £50; all brick and slated. These two houses were the present day 101 and 103 Westgate. Also included was a malthouse for £240.

Numbering altered over the years with some buildings only known by a name. In general, present-day numbering was made in the late 1880s, but in earlier commercial directories the two buildings appear as 116 (101) and 118 (103). Present-day numbering will be used to distinguish the two buildings.

The 1841 census records round ages up or down to the nearest 5 years. At 101 Westgate was a household of women: Mary Gosnay aged 60, another woman with the same name, Mary Gosnay aged 30, who was a milliner, (probably the older woman's daughter or daughter-in-law), Ann Morley aged 30, a dressmaker, and Sarah Gristock aged 20, a female servant. 103 Westgate was also an all-female household: Frances Guest, who was 75 and of independent means, and two 15 year old girls, Sarah Long and Sarah Johnson, who were both dressmakers, perhaps working with Ann Morley next door.⁴

Millinery and dressmaking were both acceptable ways for women to earn money. In this period, bonnets were fashionable for outdoor wear with a large brim that hid the face, and they were decorated with

³ London Metropolitan Archives, Sun Insurance records, Entry 598136, 27 Mar 1792,

⁴ 1841 census: HO 107/1272/7

ribbons, lace or feathers; indoors lace caps would be worn.⁵ Dresses were worn over tightly drawn corsets giving an 'hour glass' figure with full skirts. Before the days of 'ready-to-wear' clothing, milliners and dressmakers would need to be aware of the latest fashions, and to be highly skilled to satisfy their customers. There would have been competition to serve the more affluent residents of Westgate.

Memorials in the Registry of Deeds between 1851 and 1861 show that the properties were owned by Ann Sidebottom, known by the name of Ann Hinchcliffe (sometimes spelt Hinchliff). Ann was the daughter of William Hinchcliffe of Wrangbrook in South Kirby who was a farmer. She married Edward Sidebottom on 1st September 1835 at Sandal Magna parish church. The memorials state that she was '*called by the name of Ann Hinchliff only*' but there is no explanation why. Her father William died in 1837 and his will stated that she was to inherit one fourth part of all the money and stock on the farm.⁶ Edward Sidebottom was a substantial man, a plumber and glazier, who had his workshop to the east of 101 and 103, and latterly lived at Pledwick House in Sandal. His father Christopher (~1762-1834) a maltster and plumber, who owned land and premises in the yards behind this area of Westgate, had partly rebuilt and altered buildings on the property.⁷ Both Edward and Christopher are listed in the 1830 Poor Rates for Westgate, Edward having two houses rated at £2 and £3, a warehouse rated at £5, and two stables rated at 5 shillings each, and Christopher a house rated at £9: 10 shillings.⁸

⁵ <https://vintagedancer.com/victorian/victorian-hat-history//>

⁶ Copy will of William Hinchcliffe of Wrangbrook, farmer, 9 Dec 1837 West Yorkshire Archive Service Calderdale: WYC:1613/8/8/16

⁷ Registry of Deeds, 1859 UR 104 108 Sidebottom to Dawson, Memorial of an Indenture 23 August 1859

⁸ Courtesy Lesley Taylor, extracted from West Yorkshire Archives: Ref: C1140/2/28 1830 Poor rates,

A notice in the Leeds Intelligencer of 31st May 1851 recorded Edward's death: '*On the 29th inst: aged 58, Edward Sidebottom Esq.of Pledwick House, near Wakefield*'. In his will he bequeathed all his land and property to Ann.⁹ She decided to sell, advertising it in the Leeds Intelligencer of 12th July 1851 - these are the lots that refer to 101 and 103 and the yard behind:

Lot 14. All those three well-built cottages..... occupied by James Taylor, John Appleyard, and Joseph Moorhouse, together with the yard in front thereof, containing on the whole 151 square yards. N.B. the purchaser of this Lot will be entitled to right of Footway over Lots 15 and 17 into Westgate.

Lot 15. All those two well-built cottages, lying at the North end of the last Lot with the yard in front thereof, occupied by John Hemingway and Robert Haliday, and containing 127 square yards. This Lot is subject to a right of footway to Lot 14 and the Purchaser will be entitled to a right of footway over Lot 17 into Westgate.

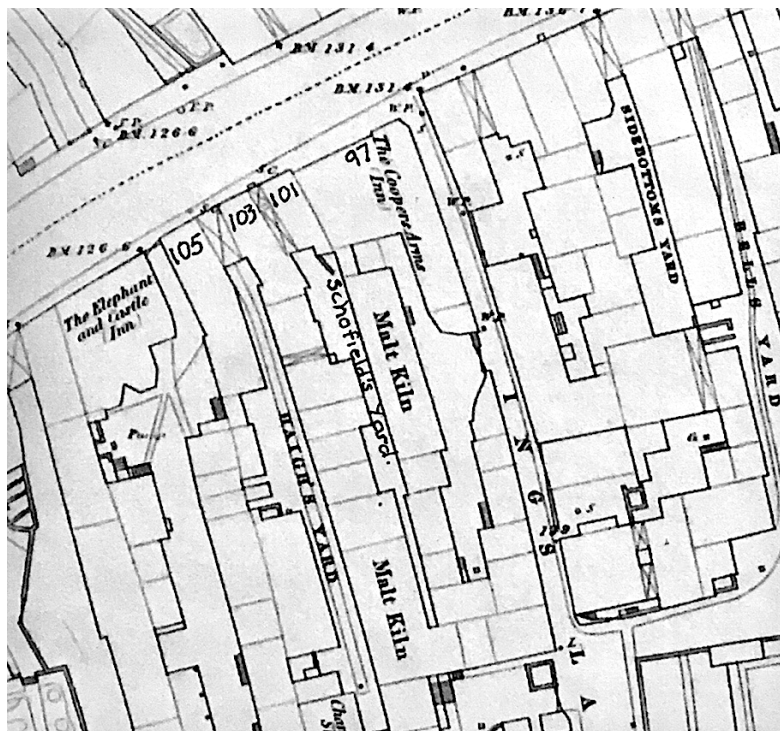
Lot 16. All that capital dwelling-house or shop called Dunstable House, situate in Westgate in the occupation of Mr Gurney, and also the cottage behind the same in the occupation of Thomas Locksley, containing together 123 square yards.

Lot 17. All that capital shop fronting into Westgate, being on the east side of the last lot, with the out-offices and yard, now in the occupation of Thomas Abson, containing 110 square yards. N. B. This Lot is sold subject to a right of footway to the last three lots.

Correlating this with the detailed 1850s map held at the Local Studies Library and the 1851 census it is possible to ascertain that James

⁹ Registry of Deeds, 1851 RB 128 205, Sidebottom's Will, registered 27th August 1851.

Gurney was occupying 103, called 'Dunstable House' in the advertisement, and Thomas Abson was in 101, although his name does not appear in the 1851 census of three months earlier.



1850s map held at the Local Studies Library
with modern numbering added

Entry 40, listed immediately before Edward Furbisher who was landlord of the Coopers' Arms at 97 Westgate, was Martha Scholfield,¹⁰ a widow aged 67, a provision dealer with her son William

¹⁰ Schofield is sometimes spelt 'Scholfield' and the name of the yard may be linked to the family of Martha Scholfield.

Scholfield age 29, a labourer, and Robert Carr aged 20, a lodger who was a butcher. It is likely that she was the occupier of 101 at this point and Abson became the occupier later in the year. Between the entries for Martha Scholfield and James Gurney, six more households were listed as Westgate, but as can be seen from the newspaper advertisement, they were in the yard behind: John Appleyard a labourer and his family, Joseph Moorhouse a carder of wool and his family, Richard Haliday a lone occupier age 77 a gardener, James Taylor a tailor with his wife and two lodgers, John Hemmingway a woolcomber and his family, lastly Thomas Loxley a millwright with his family. The yard was accessed through the narrow archway between 101 and 103, and as can be seen from the map included several properties and a malt kiln at the bottom of the yard. The yard has been demolished and is now part of the Smyth Street Car Park.



The rear of the properties, 103 on the left with the gable end, and 101 on the right

By November Ann had sold some of the land and properties in the yard, including: '*all those 3 dwellinghouses on land now or lately in the several occupations of James Taylor, John Appleyard and Joseph Moorhouse*'.¹¹ The occupiers and owners would continue to have a right of way of 3 feet 6 inches to Westgate. The new owners were also to be responsible for a fence between the property and the adjoining property which had been sold to Joseph Brear. This memorial also mentioned property that Ann had sold previously to John Ulliyatt, which appears to be towards the Westgate end of the yard. This sale is recorded in a memorial of an indenture made on the 7th November, and Ulliyatt was described as the '*Deputy Governor of the West Riding House of Correction*'.¹² The memorial also included two cottages whose occupiers, James Hemingway and Robert Halliday, were also listed in the 1851 census, and as the occupiers of Lot 15 in the newspaper advertisement.

Together, the 1851 census, the newspaper advertisement and these two memorials in the Registry of Deeds provide an impression of the residents and owners of 101, 103, and the yard behind them in the middle of the 19th century. Unless they appear in the census records we can assume that the owners of the property probably did not live in the houses they owned; they may have seen the ownership as an investment which would provide an income from the rentals. The occupiers of the properties were of modest means, maintaining small businesses or working in the wool trade. They were in work, even Richard Haliday aged 77 was still working as a gardener and was not classed as a pauper or on parish relief. Aged 11, John Moorhouse was the youngest worker, as an errand boy.

¹¹ Registry of Deeds: 1851 RF 277 325, Memorial of an indenture, Sidebottom & another, to Quarmby & others

¹² Registry of Deeds: 1851 RC 534 613 Hinchcliffe to Ulliyatt

Ten years later the 1861 census recorded that at 101, was Joseph Goodall aged 49, 'provisions dealer' with Ann his wife and four daughters. Joseph Goodall, born in Liversedge, may have been in the College Grove area on Victoria Street by the time of the 1851 census where a Joseph Goodall was recorded as a groom. His wife Ann died in 1867¹³ and this may have been the reason that he and his family moved to Hull where by the time of the 1871 census he was recorded as a beerhouse keeper.

Next door, at 103 was James Briggs aged 44, a woollen yarn maker who was a 'master' employing two men. Also listed were his wife, Rachel, his son James aged 14 who was working as his assistant, another son, Thomas who was working as an office boy in a soap manufactory and three daughters who were all listed as scholars. There was also a married couple boarding with the Briggs: Samuel Ramsden aged 61, a cordwainer (a maker of new shoes), and his wife Elizabeth aged 49. The number of residents in the house suggests that it was a larger house than 101, stretching further back into the yard as shown on the 1850 map.

Both Briggs and Goodall were mentioned in an indenture of 1st August 1861, memorialised in the Registry of Deeds.¹⁴ The indenture was between Ann Hinchcliffe of the first part, John Crosland of Thornes of the 2nd part, and John Wordsworth of Stump Cross, West Ardsley, of the 3rd part (who may have been supplying a mortgage). The property was: *'All those 2 messuages, formerly in the occupation of John Wood and John Pickering, afterwards of Thomas Clarkson and Thomas Hazlegrave, lately of George Iveson and Messrs Gosnay and Morley, but now of Joseph Goodall and James Briggs.'* The property had the right of a three feet six inch road from Westgate to the property earlier

¹³ Wakefield Free Press, 13th July 1867: 'on the 11th inst, aged 47 years, Ann, wife of Mr. Joseph Goodall, Westgate'.

¹⁴ 1861 Registry of Deeds Volume WL Page 591 entry 644.

sold by Ann Hinchcliffe to John Ulliyat and David Quarmby. Thos. Hazzlegreave (sic) was listed in the 1830 poor rates as having a house valued at £1: 12s 6d, a 'Wdw Guest' was the following entry with a house valued at 5s.¹⁵ He was also recorded as 'Thomas Haselgrave' in the 1841 census of Back Lane Wakefield, aged 45, a seedsman. John Wood and John Pickering are listed in the Sun Insurance document of 1792 previously mentioned but information about Thomas Clarkson has not been found. George Iveson has also not been found, although there was a labourer of that name appearing in the 1841 census for Wrenthorpe.

Joseph Goodall was recorded in the 1861 Post Office Directory at 116 (101) Westgate as a shopkeeper, but at 118 (103), it was not James Briggs, but Mrs Mary Wood, another shopkeeper. Possibly James Briggs was subletting; no other information about Mary Woods has been found. The 1867 Post Office directory once again listed Joseph Goodall at 116 and James Briggs at 118.

James Briggs remained on the property for many years, listed as a '*worsted dealer and hosier*' in the 1871 census, and as a hosier in the 1881 census. A hosier was a retailer selling stockings, socks, gloves and nightcaps, but as he was listed in the 1861 census as a 'woollen yarn maker' and employing two men, he may have been making the yarn and then employing men to make the yarn into hosiery items to sell. He was baptised in Armley on April 5th 1818, the son of William a clothier. He was married to Rachel Kenyon at Dewsbury Parish Church on February 25th 1838 when they were both minors. James' occupation was 'labourer' but by the time of the 1841 census they were living at Snow Hill in Wakefield, and he was a 'packer'. By 1851 they had moved to Ings Road; he had become a warehouseman and his mother-in-law Elizabeth Kenyon was living with them. During the

¹⁵ Possibly the Frances Guest listed in the 1841 census.

following ten years he established his business and had men working for him. It must have been successful, as by the time of the 1891 and 1901 census he was '*living on own means*' in Albion Yard. His estate at the time of his death in 1904¹⁶ was valued at £1745: 6s: 6d, about £130,000 in 2017.¹⁷ His will recorded he was a 'woollen and yarn merchant'. His son James, a violin maker living in Glasgow and two sons-in-law inherited on trust, with his household effects going to his granddaughter Amy with whom he was living in the 1901 census, and the residue was divided between his six children and grandchildren. One of his daughters, Elizabeth, was mentioned as the wife of Herbert Burdett who was the owner of the Albion Temperance Hotel where he was living at the time of his death. He was buried on the 19th September 1904 at the Quaker burial ground in Wakefield, and it is likely that he was a Quaker, as was Herbert Burdett.

In the 1871 census Herbert Burdett was living in 101 with his wife Elizabeth and an infant son. He was described as a joiner and provision dealer, aged 29. In the two previous censuses he was at High Flatts, Denby, a strongly Quaker area, and his father was a carpenter and shopkeeper. He is listed in the 1877 directory at 116 Westgate as a shopkeeper. By the time of the 1881 census, Herbert had moved to a larger property on the east side of Ings Lane (Garden Street) and opened the Albion Temperance Hotel, previously mentioned.

A single woman, Sarah Graham, aged 37, was occupying 101 in the 1881 census and kept a confectionery and provisions business.

By the time of the 1891 census 101 was occupied by Thomas Hallgarth aged 27, who was a grocer and provision dealer. Born in Winterton Lincolnshire, his family had moved to Wakefield by the time of the

¹⁶ Probate record

¹⁷ The National Archives Currency Converter. <https://www.nationalarchives.gov.uk/currency-converter/#currency-result>

1881 census and he was working, like his father James, as an agricultural labourer. Having married Sarah Millicent Wrigg in 1885 at West Parade Chapel, he may have been eager to set up his own business, but by the time of the following two censuses he was employed as a mineral water salesman, perhaps a more secure job. He had moved first to Quebec Street, and then 131 Westgate where his wife was listed as a shopkeeper in the 1911 census. One of his daughters, Edna aged 17, was a 'stocking knitter' in a hosier's shop - probably James Briggs'.

Next door to Thomas Hallgarth in the 1891 census, at 103, was Joseph Townend aged 39, a picture frame maker, with his wife Hannah and four sons, the eldest of whom, aged fourteen was working as a telegraph messenger. In the previous census Joseph was listed as a cabinet maker living at Westgate Bridge, and in the 1901 census he and his family had moved to the other side of Westgate, still listed as a picture frame maker.

By the time of the 1901 census, Charles Crosland was the occupier and owner of 101 Westgate with a bakery and confectionery shop. He was the younger brother of John Crosland who owned the Great Northern Hotel. Memorials in the Registry of Deeds record that Charles Crosland had a mortgage totalling £150 on the property, borrowed from John Wilcock a farmer at Newton.¹⁸ This was a common practice at the time, rather than obtaining loans through a bank.

From at least 1901 the proprietor of 103 Westgate was Phoebe Towers Storr. In the 1891 census she and her husband Sam were living on Arundel Street off Northgate. Her husband was a bricklayer, but no occupation was listed for Phoebe. They had three children, Florence, Leonard and Herbert. Eight years later in 1899 her husband died aged

¹⁸ 1903 Registry of Deeds: Volume 2, page 461, entry 197.

about 47. His address was given as 'Anvers-terrace Quebeck-street' and he was described as a builder.¹⁹ Phoebe inherited his effects of £250. Phoebe, who was now 46 years old, needed a family home and a way to support herself and her family. She moved into 103 Westgate where she opened a newsagent and tobacconist's shop. She remained there until at least 1927, and must have been well-known on Westgate, serving both local people, and travellers using the railway station.

By 1901 her son Leonard was married and living in two rooms on Westgate End with a new baby, but the other children were at home with their mother. Florence, now 23 years old was working as a dressmaker, and Herbert age 16 as a cabinet maker. There were two further children, Albert age 9 and Sam (junior) age 7.²⁰

One of Phoebe's first experiences as a shopkeeper was to be cheated out of £3: 12s by Frank Ridgway of Bradford who claimed he was a traveller for a firm called 'Liverpool Trading Company' but no such firm existed. Shortly after the warrant was taken out, she did receive the goods ordered, but they were only worth £1: 42: 6d. Ridgway was committed for trial.²¹

In December 1901 Phoebe was advertising '*Private Christmas Cards*' in the Wakefield and West Riding Herald - '*all the latest designs at most reasonable prices. Pattern books sent to any address*'. The popularity of sending Christmas cards had greatly increased at the end of the 19th century, and was widespread amongst all classes. '*Private Christmas Cards*' were perhaps custom-made, or personalised.

¹⁹ Probate records

²⁰ 1901 census

²¹ York Herald, 31st March 1900

It seems that at this time Phoebe was employing an 18 year old in her shop, Charles Bransgrove, who had a 'sideline'. An advertisement appeared in the Brockley News, New Cross and Hatcham Review of 2nd May 1902 for '*Pure silk woven portraits of the King and Queen, Handsomely mounted, 7d each, 1/1 a pair post free; beautiful souvenirs of Coronation*²²... C. Bransgrove, 103 Westgate Wakefield.' Strangely the advertisement does not seem to have appeared in the local Wakefield papers. Charles was recorded in the 1901 census on Alverthorpe Road with his father who was a baker at the prison. Charles himself was described as a book keeper in a paper shop. He was born in Aldershot, his father in Hammersmith, his mother in Canterbury, and siblings in Dover, Canterbury and Oxford, so it seems the family moved around a great deal.

Phoebe was clearly keen to expand her business, in 1904 she commenced a lending library, and was advertising '*the latest picture post-cards, stationery, newsagency, Tobacco, Cigars, Fancy Goods, Japs, Blinds, from 2d*'. Japs may refer to Japanese blinds.²³

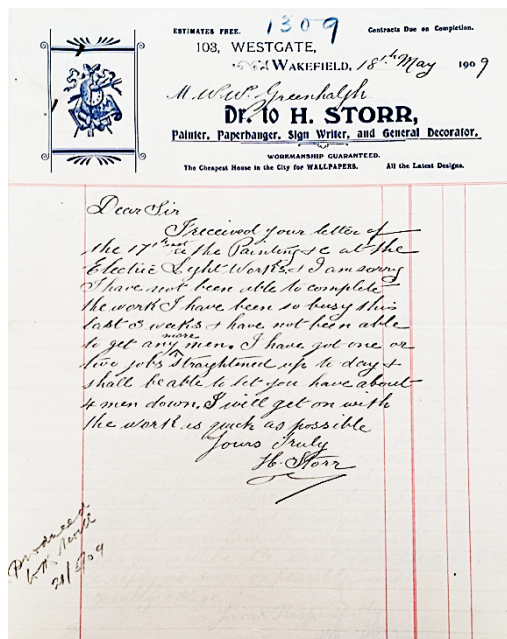
Phoebe's son Herbert had started his own business as a painter, paperhanger and decorator, and advertised in the Wakefield Advertiser and Gazette on the 13th August 1907 that he had removed to '*more convenient premises at 103 Westgate..... choicest designs in wallpapers at the cheapest prices*'.

How the two businesses worked alongside each other is not clear, certainly Phoebe retained the front of the shop for her business, no mention of Herbert's business is shown on an extant photograph of Phoebe in front of her shop. Herbert's business appeared to be well established as the Wakefield Advertiser and Gazette noted in the issue

²² The coronation of Edward VII and Princess Alexandra of Denmark was originally planned for 26th June 1902, but was postponed to 9th August as Edward developed appendicitis.

²³ Wakefield and West Riding Herald 20th August 1904.

of 8th September 1908 that the tender of Herbert Storr at £30 10s for painting, whitening and paperhanging at the Cemetery had been accepted.



Letter from Herbert Storr, 1909
West Yorkshire Archive Service: WWD1: TB1309

The following year he was decorating at the Electric Light Works, but two letters from Herbert show there was a dispute over his work, the company claiming he was using inferior materials, and the work not being completed on time.²⁴ Herbert claimed that he needed paying as he was 'fast for the money' to enable him to work on other contracts. The business was struggling and by the end of September 1910 he had filed for bankruptcy.²⁵ The newspaper notice stated that his business

was at 103 Westgate, but he resided at Park View, Flanshaw.

The 1910 valuation listed Phoebe at 103 consisting of a house and shop with a rateable value of £20 10s, and with an area of 7 perches and 8 yards. The owner was Charles Crosland Junior of the Great Northern Hotel. Herbert was listed as having a warehouse with a

²⁴ Two letters, West Yorkshire Archives: WWD1/Box 306 TB 1309 Herbert Storr

²⁵ Yorkshire Post and Leeds Intelligencer, 27th September 1910

rateable value of 6s, in the yard behind 85 and 87 Westgate. Charles Crosland Junior also owned 101, a house and shop with a rateable value of £15 5s, the area is not recorded. The occupier was 'Staynes' who was listed in the 1911 census as Ernest Edward Staynes, aged 35, a coach smith. His wife Emily was a confectioner, no doubt selling through the shop.



Phoebe Storr in front of her shop in the 1920s
©Wakefield Museums and Castles.

Phoebe Storr continued throughout the first World War to serve the people of Wakefield, but was faced with the death of her son, Albert Victor, who died of his wounds at Passchendaele on the 18th October 1917; he was 26 years old. Following the end of the war, the Leeds

Mercury of the 7th June 1919 records that '*a petition for the removal of fallen soldiers from France may be signed at the residence of Mrs S. Storr....*'. The petition was not successful and Albert was buried in Boulogne Eastern Cemetery.²⁶

'Mrs Phoebe Storr' is listed at 103 in Kelly's Directory of 1927. Phoebe died in Blackpool; her death is recorded in the December Quarter of 1938 age 84. It is likely that she was staying with her youngest son, Sam Clifford, who in the 1939 register is recorded as a painter and decorator, residing with his wife Florence at Shetland Road Blackpool. Herbert Storr of Lawefield Lane died on 4th June 1949 in Wakefield leaving his wife Ada to inherit.²⁷

Over the 19th century and into the 20th, these two modest buildings were home to many businesses: provision dealers and bakers, confectioners and newsagents, dressmakers and milliners, a hosier and a picture frame maker. The people living there will have known each other well, perhaps attending the same chapel or church, or celebrating life events together. Sadly, in the 21st century, this is no longer the case.

With the large modern shops in Trinity Walk to the east of the town centre, small independent businesses struggle to survive in this part of Westgate and 101 and 103 are now lock-up shops. The rooms above the shops are now tenanted apartments with access from the back. The buildings that once stood in the yard and will have contributed to a sense of community have been demolished for the Smyth Street car park. The buildings facing onto Westgate have at least survived.

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²⁶ Commonwealth War Graves Commission.

²⁷ Probate records

**This series of booklets about
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