

Building Recording
The Tynings, 16 & 18 Tynings Close, Franche,
Kidderminster.
Project Ref: 274

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Summary

The work was undertaken as part of the Historic Kidderminster project. The property consists of two semi-detached houses and is highly individual. It is on Wyre Forest District Council's local list of significant buildings. The research was undertaken at Kidderminster Library and Worcester Record Office. The author also took advantage of the fact that he resides at number 16.

History

The Tynings was built c1828 on land purchased by two men with small businesses in Kidderminster town centre. They purchased the land just as the boom in the carpet industry was coming to an end. The great strike of 1828 probably disrupted their plans. At any rate they appear never to have lived in the house built, apart possibly for a short period at the very beginning. The Tynings was always tenanted until well into the 20th century.



The Tynings c1960 (courtesy of Ruby Henderson)

The two men were John Shemmons, ironmonger, and Thomas Whitcomb, hatter. In June 1826 they purchased a little over nine acres of land from Lord Foley. This land stretched along the Wolverley Road from near the Three Crowns down to Lowe Lane. It was known as Hencroft. They immediately borrowed £1400, presumably to finance building on the land. In August 1828 the land was split between the two men, at the instigation of Whitcomb who was experiencing financial difficulties. In fact Shemmons started a High Court suit against Whitcomb and their mortgagee for seeking to compel the partition. The dispute was referred to two local carpet manufacturers, Charles Wright and Joseph Bowyer, for arbitration. The settlement left Shemmons with the land at the Lowe Lane end, including that on which the Tynings was being or was to be built. The deed making the award described Shemmons' portion 'with the cottages barns and all other buildings as well as building materials then and now on the spot and produced from taking down old buildings which at the time of purchase were standing thereon'. (**WRO BA 438/4**)

The first definite reference to the completed houses is in the Kidderminster Foreign Poor Rate list for May 1832. The entry is added at the end as if the houses had just been built. The Tynings had two notable tenants in the carpet manufacturer, Edward Newcomb, and the solicitor, William Brinton. (**WRO BA 4766/4**)

Thomas Whitcomb. He is mentioned by Ebenezer Guest as a 'hatter in the Bull Ring. He openly took the weavers' part in the great strike....He was obstinate and lost a deal of money at law.' He died in 'poor circumstances'. (*Shuttle 6.5.1905*) This is confirmed by a deed of April 1829, whereby Whitcomb, already owing £58 to the aforementioned solicitor, William Brinton, was forced 'being in want of money for his necessary purposes' to borrow a further £100 from Brinton by mortgaging his share of the land. (**WRO BA 438/4**)

John Shemmons. He was an ironmonger, operating at rented premises in the High Street. (**Berrows Worcester Journal 10.5.1833**) In 1840 he was a borough councillor, serving on the Watch committee and Witnell's Alms Committee. (**Bentley's Directory 1840**) He never married, but lived for many years at Gorsty Hall or Gaust Hall, near Hoo Brook, with Louisa Cole. Both the census of 1851 and that of 1861 show him there as a boarder. He died in 1864. His will dated 6th January 1864 left his property on trust for sale to Louisa, whom he described as the 'daughter of his friend Charles Cole'. (**WRO for Shemmons' will, and BA 4600/604 for deeds.**)

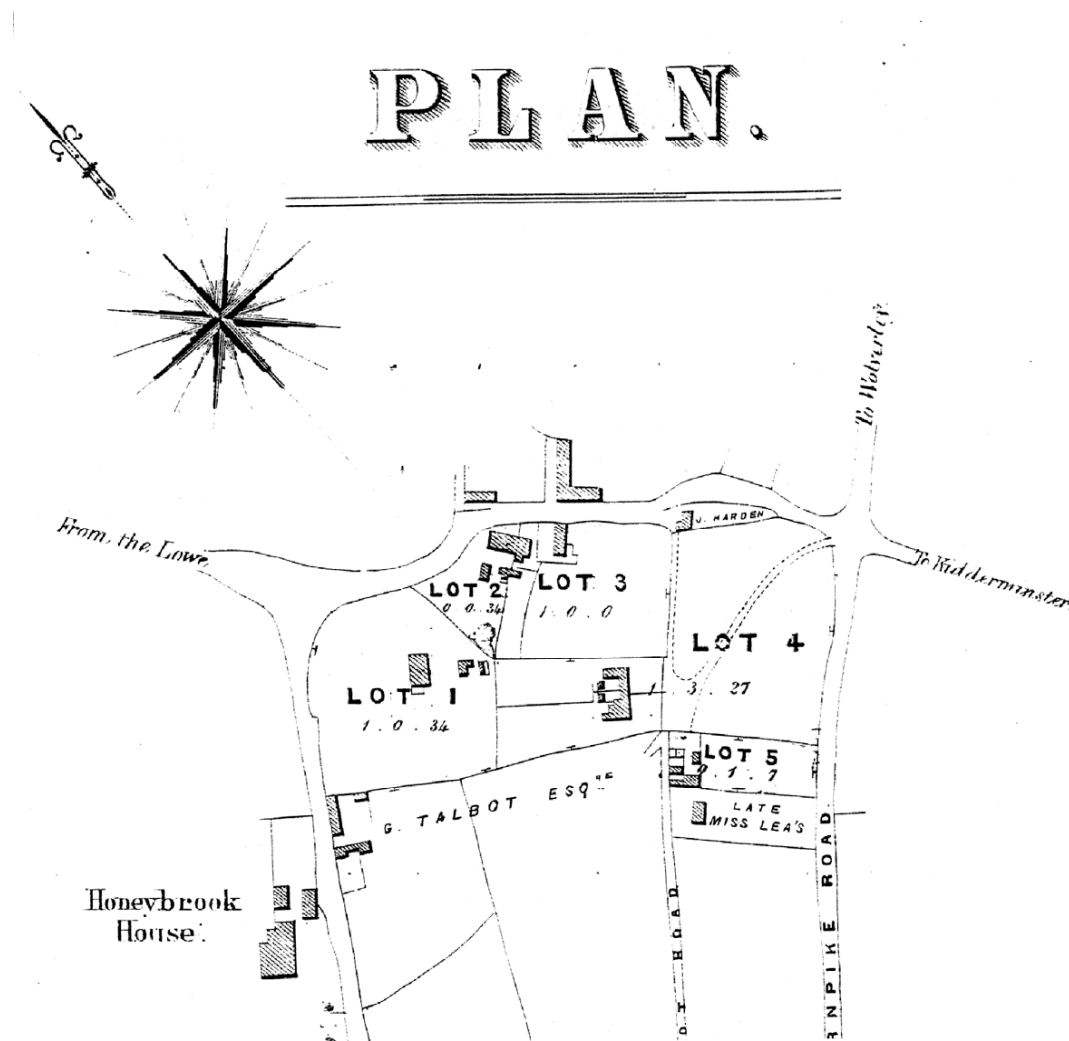
The Tynings continued to be tenanted for many years, being sold by Miss Cole's trustees in 1864 to John Smith Lawley of the Birch, Kinlet. Also sold to Lawley were three cottages in Lowe Lane. (These survive today, lying at an angle to Lowe Lane opposite Franchecourt Drive.) All this property was ultimately purchased by the carpet manufacturer, Michael Tomkinson of Franche Hall, who was steadily buying up most of Franche. The cottages were sold to him on 1st March 1900. (**WRO BA 9526/42 conditions of sale attached to Franche Hall sale particulars of 1921.**) It is reasonable to assume the Tynings was sold at the same time.

The Tynings was sold by the Tomkinson family after Michael's death in 1921 and both residences soon acquired owner-occupiers. No.16 was purchased by the Parkes family in 1936 and they lived there until 1993, when they sold to the author.

Description

In sales particulars for an auction at the Black Horse Hotel 12th July 1864, Lot 4 was described as follows:

‘All those two commodious, substantially-erected, delightfully-situate, and well-arranged villa residences, replete with every convenience, standing in their own grounds, with tastefully laid out gardens, and excellent carriage drive; together with a piece of rich pasture land, called “The Tying”, the whole containing 1A. 3R. 27P., and now in the respective tenancies of Messrs. Perrin and Harvey.’

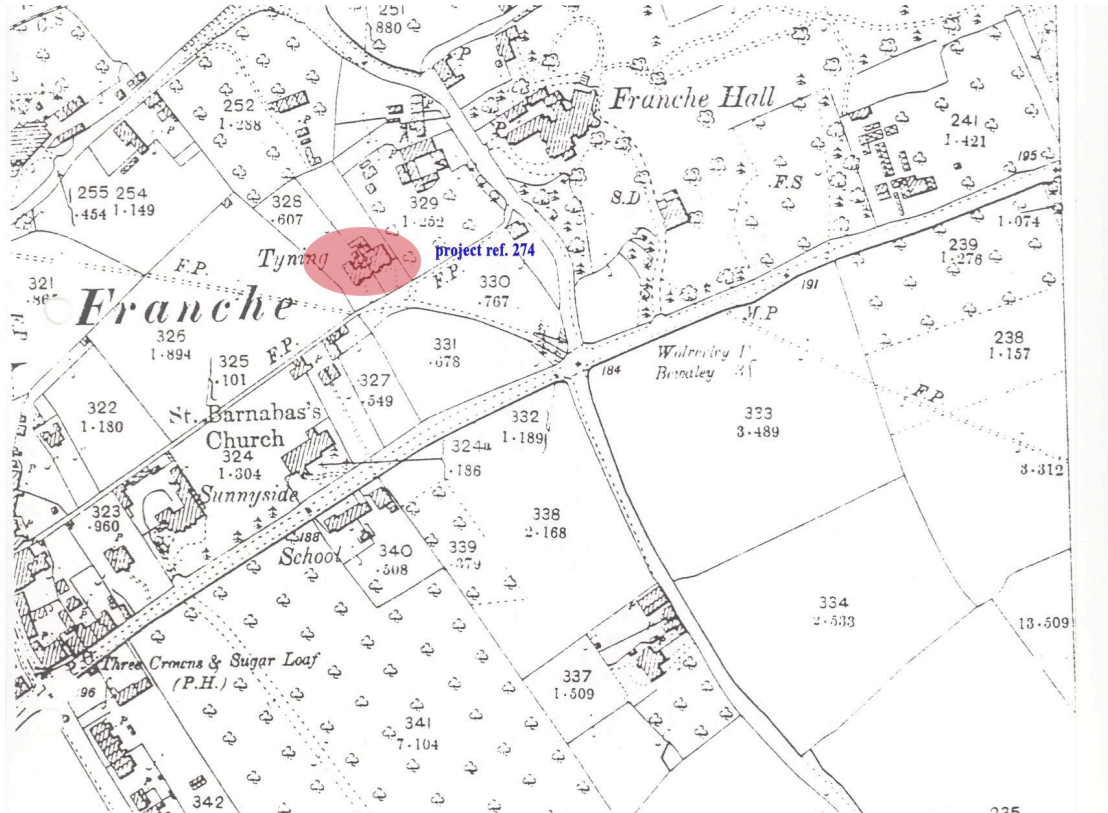


Extract from 1864 Plan

Extensions have been carried out. The plan accompanying the 1864 sale shows that no. 18 has been extended at the rear in the corner between the frontage and the wing. No such extension is shown for no.16, but one is shown on the 1885 OS map. Also added by 1885 are ground floor bay windows, modifying what would have been a typical Regency façade. A further extension was also made to both wings in order to add bathrooms, probably in the 1920s. A brewhouse at the rear of no. 16 which was in dangerous condition was pulled down in 1994.



Rear of The Tynings 2007 (photo Nigel Gilbert)



The Tynings 1902 OS Map – OS Ref: 818783