

# Bishop Lloyd's Palace

A Grade 1 Listed building in the heart of Chester



## HISTORY MONOGRAPH No 7 – JOHN PRITCHARD HARRISON AND BISHOP LLOYDS PALACE

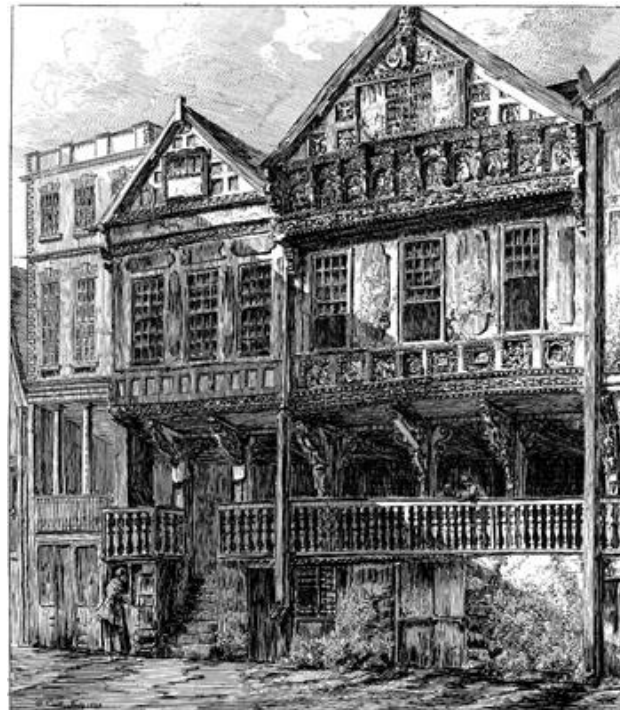
***John Pritchard Harrison owned property in Chester including Harrison's Buildings, which incorporated the houses we know as Bishop Lloyds Palace. He died in 1817. In 1869 Miles Hale Harrison brought a case against the descendants of the executors of his grandfather's will. He claimed that the directions of the will had not been carried out, to sell the property and to set up trusts. The judge in the case ordered the sale of the property in 1872***

Advertisements in the Chester Chronicle had mentioned a sale of property to be held on Monday 11 May 1818. There is a reference in the lots for sale to Harrison's Buildings and the dwelling house at the end of the passage was occupied by Widow Harrison and Miles Harrison. Was the property withdrawn or, if not, what happened to the proceeds from the sale?

A plan of the property for sale in 1872 was drawn up and divided into nine lots. A list of Particulars describes each lot and gives the names of the tenants. Looking at the plan, the first thing one notices is the length of the premises which extend almost to Commonhall Street.

Lot 1, at street level, is a double cellar used as bonded vaults with a small shop in the north east corner occupied by William Howell shoemaker. This shop appears in several prints.

The particulars state that "The property forming Lots 2 and 3 is known as Bishop Lloyds House and is a magnificent specimen of ancient architecture and of great antiquarian interest, the wood carving on the front being of very great antiquity".



**Print by George Cuitt, 1809**

Lot 2, at Row level, is now a shop but was described as a messuage or dwelling house used as a beerhouse with a large room over the beerhouse, which would appear to be the larger of the current meeting rooms. Charles Arthur Pritchard was the beerhouse keeper and Mr Halladay the tenant of the large room.



The Chester Civic Trust

Bishop Lloyd's Palace  
51/53 Watergate Row, CHESTER CH1 2LE  
[www.chestercivictrust.org.uk](http://www.chestercivictrust.org.uk)

Lot 3 is the most difficult to interpret in relation to the building as we know it. On the Row there are two shops occupied by Thomas William, grocer, and William Prince, confectioner. A cottage at the rear of the two shops, being the centre part of the messuage, consisting of one room on the ground (Row) floor and three rooms on the second floor (the attic), was untenanted. One large and two small rooms on the first floor being over the two shops were occupied by Mrs Batho. The large room would appear to be the present smaller meeting room with the lobby behind it. The second small room no longer exists nor does the cottage, which was immediately behind it and included in the lot.

There are several staircases shown on the plan of Lot 3, only one of which still exists although it now serves as a fire escape for the flat above the meeting rooms.

Lots 4,5, 6 and 7 are cottages occupied by John Moore, plumber, Mr Bennett, John Griffith and George Sutherland.

Lot 8 is a detached dwelling house divided into two tenements with outbuildings and occupied by Mr James Littler and Mrs. Amelia Jones.

Finally, Lot 9 is a builder's yard, next to the dwelling house, and occupied by Mr. Frank Wright, builder.

A small building in the yard, comprising two sculleries or washhouses with cisterns and two privies, was used in common by all the occupiers of the above Lots!

**Jan Hore**

### **Restoration**

In 1899 a small party of dignitaries and members of the archaeological Society visited the building at the invitation of Alderman Charles Brown, who with his brother William, ran the expanding haberdashers store in Eastgate Street (now also known as Debenhams). Brown told the party that there was a danger of the building being sold to an American syndicate and he had therefore stepped in and purchased it himself for preservation. Alderman Brown employed a local architect, Lockwood, who contrived major alterations during the course of the restoration. The eighteenth century sashes were replaced by mullioned windows and one of the stall boards was removed to make way for a new staircase from the street.



**The Staircase**

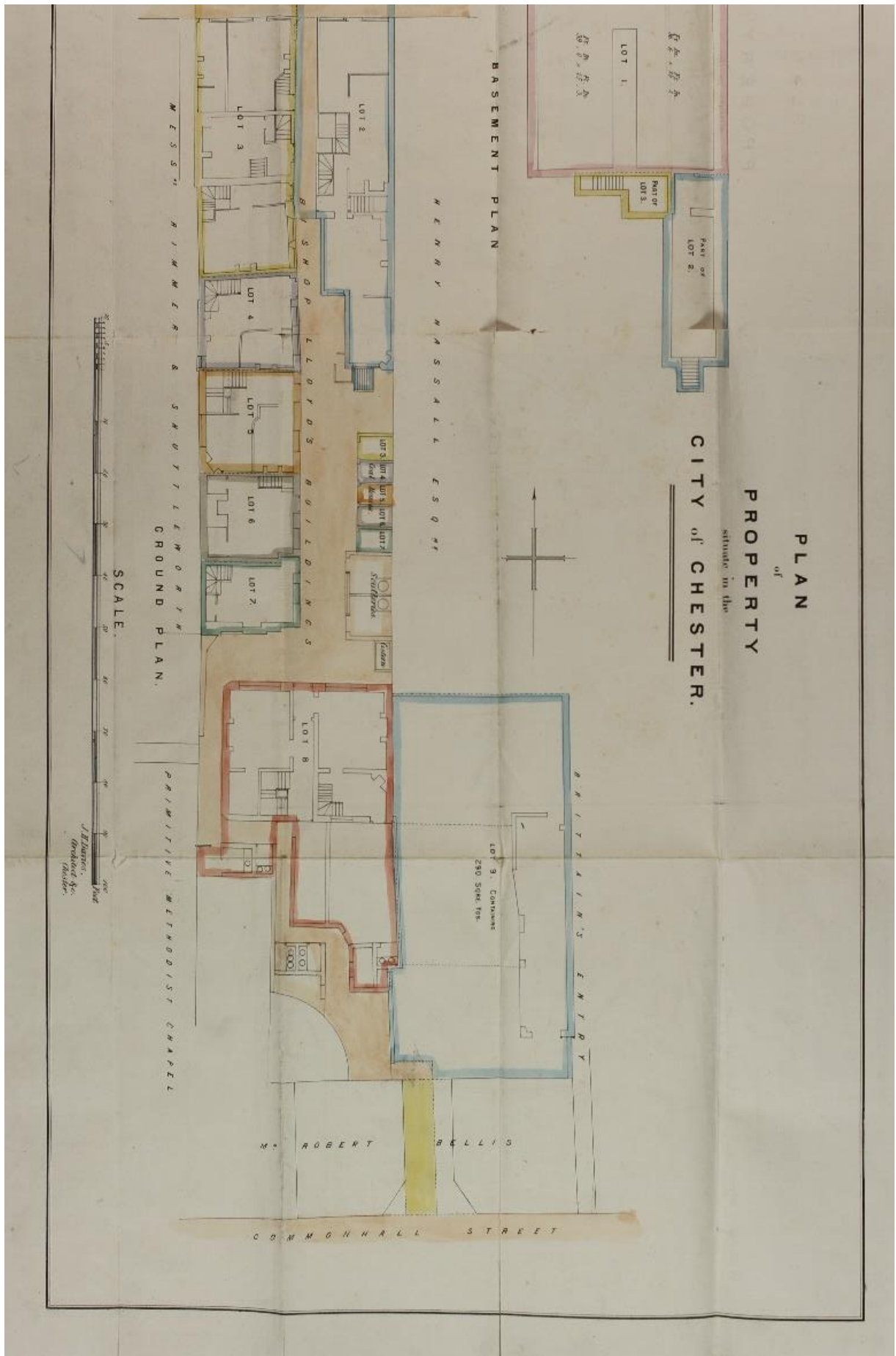
### **Sources:**

Cheshire Record Office, *Papers of Alderman Charles Brown*, ZCR 38/140.

Research by Tom Welsh

Print by George Cuitt, 1809  
Grosvenor Museum, Chester

# The Plan of 1872



© COPYRIGHT CHESTER CIVIC TRUST 2017

Whilst the authors of these monographs have made every effort to be historically accurate, neither they nor Chester Civic Trust can accept any liability for any omissions or errors.