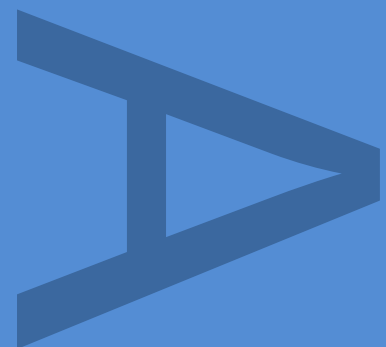


**HISTORIC BUILDING RECORDING OF  
THE FORMER NEW BARN PUBLIC  
HOUSE, KINGS ROAD, CHELMSFORD,  
ESSEX CM1 4HP**

**PLANNING AUTHORITY:  
CHELMSFORD CITY COUNCIL**

**R11676**

**APRIL 2014**




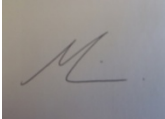
**PRE-CONSTRUCT ARCHAEOLOGY**

THE FORMER NEW BARN PUBLIC  
HOUSE, KINGS ROAD, CHELMSFORD,  
ESSEX CM1 4HP

AN HISTORIC BUILDING RECORDING

**Quality Control**

<b>Pre-Construct Archaeology Ltd</b>	
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**Historic Building Recording of the former New Barn Public House, Kings Road,  
Chelmsford, Essex, CM1 4HP**

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**April 2014**

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**PCA Report Number: R11676**

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## 1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited has been commissioned by Duncan Cameron & Hutchinson Ltd to undertake a programme of historic building recording of the former New Barn public house, Kings Road, Chelmsford, CM1 4HP, prior to its demolition.
- 1.1.2 The work was carried out in response to a planning condition (21) imposed by the Local Planning Authority (Chelmsford City Council) on planning permission CHL13/00694/FUL for the demolition of the existing building and the construction of 6 one bed apartments, 4 two bed houses, new access, parking and landscaping. The condition (21) states that:
- 1.1.3 *'No demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of building recording and a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority'.*
- 1.1.4 Reason: To ensure that important historic records are made in accordance with policy DC21 of the Adopted Core Strategy and Development Control Policies.
- 1.1.5 The New Barn public house was constructed between 1930-1931 as a purpose-built public house serving the adjacent Boarded Barns housing estate. It was built in a Neo-Tudor architectural style to plans prepared by Chelmsford based architectural practice W.A. Pertwee and Howard, architects to the Essex brewer T.D. Ridley and Sons Ltd (Hartford End). The New Barn remained tied to the Ridley Brewery until the brewery was sold along with all of its tied houses, to the Suffolk based brewer Greene King. Greene King closed the pub in 2012-3 and placed the site on the market.

## 2 INTRODUCTION

### 2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited has been commissioned by Duncan Cameron & Hutchinson Ltd to undertake a programme of historic building recording of the former New Barn public house, Kings Road, Chelmsford, CM1 4HP, prior to its demolition. The work was carried out in response to a planning condition (21) imposed by the Local Planning Authority on planning permission CHL13/00694/FUL.
- 2.1.2 The New Barn public house has neither listed building nor conservation area designation, but is regarded as a local historic asset and a building of local value. The Register of Buildings of Local Value in Chelmsford (unparished urban area) describes the New Barn as:
- 2.1.3 *'Public house, Neo Tudor, early 1930s. 1 ½ storeys, L-plan. Gabled plain tile roofs with hipped roof dormers. Ground floor red brick with blue headers. Upper floor decorative timber framing with render infill panels. Arches to openings formed using tile on edge. Small paned windows'.*
- Significance: *Early C20 Neo Tudor public houses are relatively common in the borough, however The New Barn is a good and relatively unaltered example of its type and is associated with a early-mid C20 housing estate.*
- 2.1.4 The brief for building recording (Bennett 2013) notes that inns and public houses formed an important and distinctive component of the historic built environment of Essex, and are building-type which is being lost at an alarming rate. The requirement to record these buildings has been highlighted in the recent revision of the Regional Research Framework for the Eastern Counties (Medlycott 2011).
- 2.1.5 The building recording was undertaken in accordance with a Written Scheme of Investigation (Garwood, 2013) agreed in advance of the survey works by Place Services on behalf of the Local Planning Authority. The works are in accordance with National Planning Policy Guidance, specifically National Planning Policy Framework (NPPF) (2012) and the local planning authority's policy towards built heritage and archaeology. It set out in detail the methodology employed by Pre-Construct Archaeology Limited during the project.
- 2.1.6 The aim of the project is to provide a detailed drawn, photographic and written record of the public house prior to its demolition. The purpose of the project is to clarify the development of the site and to compile a full record of the building, its historic and structural development, fabric, fixtures and fittings which will be lost as a result of the proposed development. The results will then form part of an ordered archive and report that will preserve 'by record' the building, the findings of which can be disseminated to help mitigate the impact of the development.

### 2.2 Site Location (Figs. 1-2)

- 2.2.1 The New Barn Public House occupies a corner plot to the north of Kings Road and at the confluence of Corporation Road and North Avenue at NGR TL 69970 08042. The public house was sited within the Boarded Barns Estate, a former council housing estate built by Chelmsford Borough between 1918-1939 and lies just to the north of the Kings Road Primary School and east of North Avenue.
- 2.2.2 The public house is built askew and at 45 degrees to the prevalent building lines and occupies a large plot with hard standing/car parking to roadside and an open green area, used as a pub garden, to the rear (east). The building adopts an L shaped floor plan and presents its principal elevations to the southeast and south west.



### **3 PLANNING BACKGROUND**

#### **3.1 Introduction**

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the *Town and Country Planning Act 1990*. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

#### **3.2 Legislation and Planning Guidance**

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and supersedes the Planning Policy Statements (PPSs).
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas and locally listed buildings is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 3.2.3 The work was carried out in response to a planning condition (21) imposed by the Local Planning Authority (Chelmsford City Council) on planning permission CHL13/00694/FUL for the for the demolition of the existing building and the construction of 6 one bed apartments, 4 two bed houses, new access, parking and landscaping.
- 3.2.4 The condition (21) states that: 'No demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of building recording and a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority'.
- 3.2.5 Reason: To ensure that important historic records are made in accordance with policy DC21 of the Adopted Core Strategy and Development Control Policies.

## 4 METHODOLOGY

### 4.1 Aims and Objectives

The aim of the building recording is to provide a record of the building and the development site prior to demolition works. The purpose of the project is to compile a full record of the building, its historic and structural development, detail of fabric, fixtures and fittings which will be lost as a result of the proposed development. The results will then form part of an ordered archive and report that will preserve 'by record' the building, the findings of which can be disseminated to mitigate the impact.

### 4.2 Documentary Research

- 4.2.1 A search of relevant primary sources was carried out at the Essex Records Office and the holdings of Essex Historic Environment Record. The results of historical research are provided in Section 5 of this report.

### 4.3 On-Site Recording

- 4.3.1 The on-site building recording was carried out on the 27/02/2014 by an historic buildings archaeologist. Ground floor, first floor and basement plans were provided by the client. These were checked on site for accuracy, amended where appropriate and used as a basis for the illustrations in this report.
- 4.3.2 A photographic survey, including high quality digital and black and white images, was also undertaken to record all external elevations, key structural features and principal internal spaces. A selection of photographs has been included in this report and Figures 2, 8 & 9 show the location and direction of these photographs.

### 4.4 Project Archive

- 4.4.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Cambridge. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with the Chelmsford Museum. The report will be prepared as soon as possible after completion of the on-site work and will be submitted to the Client and the Historic Environment Officer at Place Services (Essex County Council).

### 4.5 Guidance

- 4.5.1 All works were undertaken in accordance with standards set out in:
- Association of Local Government Archaeological Officers: Analysis and Recording for the Conservation and Control of Works to Historic Buildings (1997)
  - British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
  - British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)
  - English Heritage: *Guidance Paper 98: GLAAS: Guidance Paper 3-Standards and Practices in Archaeological Fieldwork in London*
  - English Heritage (Clark K): *Informed Conservation* (2001)
  - English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
  - IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)

## 5 HISTORICAL BACKGROUND

- 5.1.1 The holdings of the Essex Record Office were consulted and a short sequence of relevant 19th century Ordnance Survey mapping was compiled to illustrate the development of the site. The documentary research also consulted parish records and secondary sources. The historic mapping has been reproduced in the report.
- 5.1.2 The New Barn public house was constructed between 1930-1931 as a purpose-built public house serving Chelmsford Borough Council's Boarded Barns housing estate (built 1918-1939). It was constructed in a Neo Tudor style to plans prepared by Chelmsford architects, W.A. Pertwee and Howard, architects to the Essex brewer T.D. Ridley and Sons Ltd (Hartford End).
- 5.1.3 The site of the new public house was the cause of a dispute, and initially it was refused a licence by the licensing justices on the grounds of its proximity to Kings Road School (Essex Chronicle, 17 February 1928, p. 3). However, the Borough Council declined to reconsider an alternative site for the New Barn (Borough Council minutes, 1928/29, 1929/30) and the provisional licence, granted on 6 February 1931 was declared final on 11 March 1932 (P/C L23, folio 94).
- 5.1.4 Proposed plans of the New Barn public House at the Boarded Barns Estate, Chelmsford, were submitted by the architectural practice Pertwee and Howard (LRIBA) in January 1929 and the principal elevation drawings submitted a year later in January 1930 (D/DU2875/1). These proposed plans and elevations, shown in Figs 3-5, closely resemble the plan form and appearance of the final building.
- 5.1.5 The architects ground floor plan shows an L shaped building whose internal spatial layout broadly remained unaltered up until its closure. The two main bars and the bar counter occupy the same areas either side of the North Avenue entrance. A large centrally placed kitchen sits to the rear of the bar counter/servery, while a Tea Room with a bay fronted window looks out onto the Kings Road along southern elevation. The original ladies and gentlemen lavatories, shown built-up against the eastern rear elevation were demolished in recent years and replaced by the present modern flat-roofed extensions. The central kitchen was decreased in size (to the east) following the insertion of a new corridor built to enable access to the new gents toilets from the public bar, while the former Tea Room was latterly converted into the present ladies lavatories. It is clear from the original plan that the public bar had been extended considerably to the east, initially incorporating the area formerly occupied by the gents outside toilets and thereafter, along the eastern wall, when the flat roofed extensions were added.
- 5.1.6 The layout of the first floor has also changed very little and comprises the same principal rooms with a large sitting room for the landlord, to the west and above the saloon bar, and four individual bedrooms to the east and north of the central stairwell. A capacious first floor landing gave access to the toilet and bathroom, which still occupy the same space central to the southern wall, and to a small room built within the angle between the two main ranges. It is this small room that had latterly been enlarged by extending northward into the landing, to create a small bedroom or sitting space (FF 6).
- 5.1.7 The first OS map to depict the New Barn is the New Series Edition of 1939 (sheet 54.10) (Fig 6). The previous edition of 1921 (revised 1919) depicts this area of Chelmsford as open farmland west of Broomfield Road. It is not until the construction of the Boarded Barns Council Estate, built between 1918-1939, that the New Barn public house is completed. The New Series edition clearly depicts the New Barn at the junction of the newly built North Avenue and Kings Road. It occupies a rather incongruous location adjacent to All Saints Church, opposite a

Congregationalist Church and The Kings Road School. As already mentioned there was much initial concern about the proximity of a licensed house to the Kings Road School. The next available mapping was the OS edition TL 60 NE of 1955 (Fig. 7). Unfortunately the scale of this extract precludes detail analysis, but does show the building as a public house.

- 5.1.8 The available Kellys Trades Directories, specifically those covering the years 1933 and 1937 record the resident landlords at the New Barn as George Lee (1933) and as Reginald Young (1937).

## 6 BUILDING DESCRIPTIONS

- 6.1.1 The following descriptive text provides objective information and analysis about the New Barn public House at the time of the survey (27/02/2014). Interpretation of room function and the phasing of the building is based upon the analysis of the building fabric and documentary information.
- 6.1.2 As the New Barn was built askew to the cardinal points, for ease of reference the south-eastern facing elevation to Kings Road is referred to as the southern elevation, accordingly the south-western elevation, as the western elevation, the north-western as the northern and the north-eastern as the eastern elevation (this does not however correspond with the orientations on the original elevation)

### 6.2 General Description

- 6.2.1 The New Barn public house was built in 1930-1931 by T.D Ridley & Sons brewery to serve the recently constructed Boarded Barns council housing estate. It was built using a Neo-Tudor architectural design, typical of the early 20<sup>th</sup> century, interwar period and the influences of the Arts and Craft movement. The building was laid out to an L shaped plan with a central west facing entrance porch located within the angle at the junction of the two principal ranges. This porch comprised a trinity of doors, providing distinct access to the public and saloon bars and either side of the entrance to the off-sales. The building was built over 1½ storeys with plain tile roofs, gabled to the north-west and south-west and fully hipped to the south-east where the two pitched roofs converge. The roof, pitched at c. 45-50 degrees, is interrupted along the southern and eastern roof plains by fully hipped dormers to the first floor rooms and by a single dormer over the entrance bay. The ground floor storey is constructed using red brick, using many burnt blue headers to give texture to the elevations and as diaper-work on the two main through gable chimney stacks. The first floor on the three more visible elevations (not rear) uses decorative faux timber framing with smooth rendered infill panels. This timber-framing is also used for the construction of the entrance porch, which also incorporates herring-bone noggin. The cambered voussoirs openings are formed using on-edge pan tiles and plain tiles and the windows, where original comprise timber mullions with iron-framed multi-light casements.

### 6.3 Southern Elevation (Plates 1 & 3)

- 6.3.1 The southern elevation is asymmetric in its layout with an unbalanced roofline, hipped to the east at the point where it turns 90 degrees to the north and gable ended to the west. The roof is steeply pitched and is interrupted along the eaves line by three hipped-roofed dormers to the first floor bedrooms. The dormers are clad with tile hanging and are balanced with a larger central dormer flanked by smaller dormers to the east and west. The rain-water goods appear to be the original shaped iron guttering and down-pipes. The first floor is clad with faux open-timberwork of small square plastered panels applied over the brickwork of the upper storey. The open timber work is correctly pegged, the pegs protruding in the manner typical of the Arts and Craft movement. The ground floor is constructed in red brick laid in Flemish Bond and incorporates many burnt headers as a decorative detail. The bricks are large measuring 220-225mm.x 110mm x 65mm, are machine made and include some examples with kiss marks (square on). The brickwork is bound by a sandy lime mortar.
- 6.3.2 The ground floor includes a central door opening flanked by a canted bay window with a plain tile hipped roof to the east and a flush mullion window lighting the Saloon Bar to the west. A further smaller window opening lies toward the eastern angle. All of the door and window openings have cambered on-edge tile voussoirs and stone sills, the former built using the corrugation of the pan-tiles as a decorative element and plain tiles as a prominent keystone (see plates 3 & 8). A barrel drop was located along the southern elevation just to the west of

the central door opening. It was built with a pair of heavy timber plank doors held by iron strap hinges.

#### **6.4 Western Elevation (Plate 5)**

- 6.4.1 The western elevation comprises the gable end elevation and to a lesser extent and set back from the line of the gable, the entrance bay and porch. The latter is constructed at the junction of the two main ranges forming the L plan footprint and faces to the west. The gable elevation continues the architectural form already described with a red brick built ground floor and a panelled open timberwork first floor. It incorporates a central through ridge brick stack, set slightly forward from the wall line and decorated using burnt brick headers as diaper-work, with over-sailing courses and a dentil band. A moulded barge board is used along the eaves. The gable wall is very symmetrical in its layout with two ground floor window set either side of the stack and a pair of corresponding window openings at first floor. Those at ground floor use the same tile voussoirs at described and are single mullioned with iron framed windows of small rectangular lights (four over six). First floor windows were not visible.
- 6.4.2 The entrance bay is built over one and half storeys and incorporates a central hipped roof dormer with a two mullion three light window at first floor. This sits above the roof line of the entrance porch, which through its three door openings provides distinct access to the public and saloon bars and via a central opening to the former off-sales counter. This porch follows the Tudor theme of the architecture, built with timber framed walls, the lower sections of which were filled with herringbone brick noggin.

#### **6.4.3 Northern Elevation (Plates 6, 7 & 8)**

- 6.4.4 The northern elevation is dominated by the returning gable wall of the north-south aligned range. It adopts the same general architectural theme of an open timberwork upper storey over a plain red brick ground floor. The gable end incorporates a similar in-gable through-ridge stack with diamond pattern diaper-work, as present in the western elevation, but incorporates much larger window openings to the public bar at ground floor. These windows were typically built tile voussoirs and stone sills, but include large timber three mullioned windows with two plain inner fixed casements and two outer casements with top hung ventilating hoppers. The window glazing is not typical of the iron framed examples seen extensively elsewhere and is most likely a later replacement. The first floor windows did however retain their original iron-framed fenestration and three light two mullioned windows.
- 6.4.5 A flat roofed extension and lean-to is present to the east of the gable. Now part of a later extension to the public bar, it occupies the site of the former gents toilets. Similarities in the brickwork between the gable wall and the extension suggest it was built re-using the brickwork from the demolished toilets it replaced.

#### **6.4.6 Eastern Elevation (Plate 9)**

- 6.4.7 The eastern elevation, in common with the southern elevation, included an unbalanced roofline with a hipped end to the south (as it returns west) and a gable end to the north. The roofline is interrupted along the eaves line by a series of three equally spaced pitched roof dormer windows. Each used tile hanging to their side elevations, the northern two incorporating a standard two mullion window with iron-framed casements. The southern of the three dormers was shorter, half the depth of those to the north, and did not interrupt the eaves. A tall stack that appears on the original architects plans, toward the south-east angle, had been removed.
- 6.4.8 Most of the original eastern elevation and its fenestration had been removed as a consequence of the addition of a modern flat roof extension. Where it did survive, i.e. above the extension roof and below the eaves line, the wall was built

using blue/over fired headers as a decorative element, though no regular pattern was recognisable.

- 6.4.9 The flat roofed extensions were relatively recent additions built in red brick and in stretcher bond. They used plain soldier courses for window and door openings. The windows, though modern and in timber, were built in-keeping with the design of the original multi-light casements. A lean-to with a shallow pitched roof projected beyond the building line at the northern end.

## **6.5 Internal Descriptions**

- 6.5.1 For ease of reference each individual room is numbered and pre-fixed with GF for ground-floor and FF for first floor. The building is laid out in a half butterfly L shaped plan with the two main bars occupying the main north-south and east-west ranges. The bar counter lies central to the building occupying the area where the two bars converge. A former tea room lies along the southern elevation and sanitary provision to the east

## **6.6 Saloon Bar (GF1) (Plates 10-13)**

- 6.6.1 The saloon bar could be accessed from the north via the porch entrance or from the south-east through a door opening roughly central to the southern elevation. A fireplace lies central to the western wall and the bar counter occupies the northern half of the adjacent east wall. The saloon bar is rectangular in plan and corresponded in size (c. 25 ft long and 17ft wide) and plan to the original form of the public bar to the north and east. The decorative treatment of the saloon bar was more elaborate than its public bar equivalent, using squared oak panelling, as a dado, to the lower walls. This lower wall treatment incorporated an integral skirting, a moulded dado rail and coincided with the oak internal sills of the bar windows. The bar counter, built using the same treatment and to the same height, formed a visible continuation of the oak panelling. A matching oak canopy was present over the bar counter. This wall treatment was interrupted along the western by a central fireplace. Despite its re-fronting with modern brickwork, the fireplace was an original feature, retaining its red quarry tile hearth and oak surround. The upper walls were plainly plastered rising to a frieze and ceiling cornice. The former extended the full circumference of the room advertising the Ridleys Brewery, Hartford End and its products. A short length above the bar read 'Welcome to the New Barn, Established 1930'. The plaster ceiling cornice was a cavetto form with mouldings to the ceiling and along the soffit. The ceiling was covered using textured wallpaper and the floor in a modern fitted carpet (although a textured non-slip linoleum was used behind the bar counter).
- 6.6.2 The upper third of the inner door to the bar was glazed with six small fixed lights, the lower door decorated with two tall recessed panels. This door was positioned to the rear of the external door within the porch, a mock reinforced Tudor style oak door with heavy wrought-iron strap hinges and fake panelling and a Tudor head. Similar doors were present to the public bar and the off-sales.
- 6.6.3 The windows to the bar comprised a large three mullion window to the south wall and a pair of smaller single mullion windows to the west. Although different dimensionally they were contemporary and original features built to the same Tudor style containing iron-framed windows of small multiple lights, typically 4 over 6. The mullions each had an ovolo mould detail to their outer edges and were crossed by a single transome. The lower windows were fixed and the upper windows incorporated top hung ventilating hopper type windows.

## **6.7 Public Bar (GF2) (Plates 14 & 15)**

- 6.7.1 The Public bar could be directly accessed via the porched entry/lobby to the north, although internal access between it and the saloon bar was available via an inserted corridor that circumvented the rear of the bar counter, on route to the gents and ladies toilets. The public bar, originally built to the same

dimensions as the saloon bar, had been extended along its eastern side with the addition of a modern flat roofed extension and a lean-to extension in the area of the north-eastern corner. The latter was built in the area of the former gentlemen's urinals which were consequently relocated to the south and within the newly built flat-roofed section. These extensions were also built in the area of the ladies toilets (see Fig. 3) which were subsequently re-located to the west and within the former Tea Room.

- 6.7.2 The decorative treatment within the public bar was plain, the lower walls were clad with plain vertical match boarding as a dado, up to the window sill level, The upper walls were simply painted plaster while the floor was covered using a replacement quarry tile flooring. An original fireplace and hearth remained off centre (but originally central) to the northern wall. It was constructed using special decorative small bricks (150 x 40 x 60mm) laid in Flemish bond with queen closers to the angles and incorporated a central opening with a typical segmental tile voussoir. A simple modern cavetto style cornice extended around the top of the walls. The ceiling was covered using a painted and embossed wall paper.
- 6.7.3 The bar counter was situated along the southern side of the bar. It was not completely an original feature, altered at its eastern end where it turned south to following the line of the inserted corridor to the gents, It also turned south-west at its western end, following its original line, which also served as a counter within the off-sales. The western end within the saloon bar had also been remodelled from the original geometric layout. The mirrored bar back appeared to be an original feature, incorporating a small service hatch from the adjacent kitchen (GF3).
- 6.7.4 A pier to the east of the counter shows the location of the original end wall to the bar, removed during later extension works. The pier and a corresponding pilaster supported through simple brackets, the inserted beam carrying the load of the eastern end wall. This area at the eastern end of the bar was latterly used for pub entertainments such as darts and American pool. The two, three mullion windows plain glazed windows (western pair) to the north wall were original to the pub, that to the east, though built in sympathy, was clearly a later addition. The easternmost bay, which projected beyond the line of the eastern wall, was a lean-to construction, which re-used an original iron framed six over six window, possibly from the former urinals, in its end wall.

## **6.8 Kitchen (GF3) (Plate 17 & 18)**

- 6.8.1 The kitchen lay central to the ground floor and to the rear of the bar counters. In its original form it was larger, extending further to the east with a walk-in larder along its northern side backing onto the public bar (see Fig. 3). The larder and northern part of the kitchen were removed when the eastern extensions were added, to accommodate a corridor to the newly re-located gents toilets. A similar alteration occurred to the former tea room (GF7) immediately south of the kitchen.
- 6.8.2 The kitchen appliances and most of the fixtures and fittings had been removed at the time of the survey. The lower walls were clad with modern white glazed tiles below plain plastered walls. The floor was covered in modern ceramic floor tiles which included a tile skirting. Possibly the only remaining feature of interest was an arch headed alcove in the north wall, which contained a small service hatch opening to the public bar. No evidence of the kitchen hearth or larder survived.
- 6.8.3 Store (GF5) and Toilets (GF6) both lay to the east of the kitchen and corridor (GF4), and within the modern flat roofed extensions. They were both recent additions, which lay outside the boundary of the original main building and are not recorded in detail.
- 6.8.4 The former **Tea Room (GF7)** was situated along the south elevation and to the east of the rear main entrance. It was lit by a large canted bay window to the



south and originally heated by an open fire in its eastern wall. The tea room shared a party wall and door opening with the kitchen and was accessed along its western wall via the rear entrance hall. The tea room, as its name suggests, was incorporated to serve refreshments to women and children, as a distinct alternative to the potentially less conducive atmosphere of the male dominated bars.

- 6.8.5 The bay window to the tea room was built with brick mullions and included typical iron-framed casements divided into upper and lower sections, by a three quarter height transome. The lower window comprised 3 x 2 fixed panes and the upper, 2 x 2 panes. The angle lights in the canted bay were fixed 3 over 2.
- 6.8.6 Very little survived of the original tea room. The original north wall and fireplace had been removed and the tea room shortened in width along its northern side with the addition of a new east-west corridor to provide access to the gents from the saloon bar. This sub-division resulted in the latter re-use of the tea room as a ladies toilet. Accordingly all fittings and decoration within the ladies were modern. An ornate blackboard with a classical themed surround (see plate 16), probably used to advertise the bill of fare, remained opposite the tearoom and within the former rear main entrance hall and remnants of a plain cavetto cornice partly survived along the former northern wall to the tea room.

## **6.9 First Floor Bedrooms**

- 6.9.1 The first floor was solely accessed via a timber closed riser newel stair rising from area to the rear of the bars up to a first floor landing extending the full length of the building, north-south. This gave access to three former bedrooms situated to the east of the landing (FF2-4), a smaller bedroom to the north (FF5) and the sitting room (FF1) to the west. The toilet and bathing facilities were originally and remained at the southern end of the landing. All four bedrooms and the former sitting room were built into the eaves and were lit along the eastern and southern elevation via dormer windows

### **6.9.2 Sitting Room (FF1) (Plates 20 & 21)**

- 6.9.3 The sitting room extended the full width of western gable elevation, lit by a pair of openings set either side of the fireplace, central to the western wall and by a dormer window within the southern roof plain. No window was present in its northern wall. The sitting room lay directly west of the stair and landing and on the sunnier south-western facing side of the building.
- 6.9.4 A fireplace, comparable to that in the Public Bar, lay central to the western wall. It was similarly built using small 'special' bricks of red, orange and brown colouring that gave a variegated appearance to the brickwork. The opening to the fireplace was arched and used the typical tile voussoir with prominent tile key design. The original oak mantle shelf supported on simple brackets and with a moulded edge remained intact, although a later fitted carpet obscured the presence of a fire hearth. Original 7 inch skirtings with a simple rounded moulding remained as did the chamfered architraves to the door opening and the recessed four panel door. The treatment of the walls and ceiling was very crude, re-plastered using modern rough stipple Artex.
- 6.9.5 The windows adopted the same iron framed form as described elsewhere, those to the west wall were single mullion and the larger window to the south, two mullion. The former comprised two side hung casements of 4 x 2 lights each with 8 x 11 inch glass panes. These retained their original chamfered architraves, ironmongery of latches and stays. All the windows retained a tile inner sill, the window to the south set within a recess with plain reveals. No cornice or similar ceiling ornament was present. A partition wall en-suite bathroom had latterly been added into the south-eastern of the room. This was allied with its later re-use as a bedroom.

### **6.9.6 Bedroom (FF2) (Plate 22)**

6.9.7 Bedroom FF2 was situated within the south-eastern corner of the first floor abutting the landing and sanitary facilities to the west. It formed the largest of the four bedrooms (4.38m x 4.84m) and contained many of the same fixtures and treatments i.e. skirtings, window sills and architraves as described for the sitting room FF1. A slight departure was the survival of a moulded picture rail (removed from FF1 when the walls were artexed) which was plastered above to the ceiling and wall papered below. The dormer windows were as described for FF1 although the two mullion eastern window was shallower using just 2 over 2 fixed lights. The floors comprised 4 inch softwood boards.

6.9.8 The bedroom included two cupboards built into the under eaves space. The cupboard along the south wall was an original feature, built as a tall and narrow opening that was only slightly wider than its door width at 24 inches. It retained its original two panel door and chamfered architrave and three coat hooks. The adjacent built-in cupboard was a later creation, with modern architraves and cellular doors. It re-used the space left following the removal of the original fireplace and chimney stack in this area (see Fig. 3).

### **6.9.9 Bedroom FF3 (Plate 23)**

6.9.10 Bedroom FF3 lay central to the eastern three bedrooms and opposite the opening to the stairwell. It was the smallest of the three eastern rooms (3.57m x 4.54m). It was decorated using the same style of picture rail and skirting as described, the wall below the rail covered using a heavily embossed wall paper, very similar to that used across the ceiling in the two bars. The dormer two mullion window was as described elsewhere, but incorporated a heavier replacement oak window sill. An original built-in wardrobe with architrave, was present along the inner western wall to the landing. It retained its pair of original two panel doors to the wardrobe and a smaller pair of similar doors to a linen cupboard above. A rail of pegs and hooks was present along the rear wall of the wardrobe. A much smaller, narrower under eaves cupboard, similar to that described in FF2, was present along the eastern wall. It retained its original panel door, chamfered architrave and three peg rail.

### **6.9.11 Bedroom FF4 (Plates 24 & 25)**

6.9.12 Bedroom FF4 was the northernmost of the three bedrooms and measured 4.54m x 4.10m. It was decorated using the same style of picture rail and skirting as described above and lit by the same style of windows. Unlike FF2, this bedroom retained its original fireplace and surround. This used plain oak surround with simple moulded decoration and a plinth. The fireplace and the hearth were tiled using light brown ceramic 4 inch tiles. A tall, narrow built-in under eaves cupboard was located in the north-eastern corner. Typically it retained a two panel door, chamfered architrave and three peg coat rail and high shelf.

### **6.9.13 Bedroom FF5 (Plate 26)**

6.9.14 Bedroom FF5 was the smallest of the four bedrooms (2.52m x 3.47m) and was situated at the northern end of the landing. Although access into this room was restricted, the same sequence of features and fittings, i.e. skirtings and rails were instantly recognised. The western wall towards the northern corner incorporated an under eaves cupboard and the main door opening into the door retained its original four panel door and architrave. The ceiling had however, been re-plastered.

### **6.9.15 Room FF6**

6.9.16 Whilst this room is shown on the original architects plan (though not as a bedroom) and was built with an original three light mullioned window, it has recently been considerably enlarged to the east by encroaching into part of the originally much wider first floor landing. This has created a small room within the eaves at the junction of the two main ranges. A picture rail was present following

the line of the exterior wall, though not on the later internal wall. The same applies to the skirtings. The inner walls are studwork partitions of modern plasterboard latterly decorated using a rough Artex treatment. A blocked window in the south wall to the stairs suggests this room may have served as a small office or study.

- 6.9.17 **Rooms FF7 and FF8** are located at the southern end of the landing. FF7 was a single toilet lit by a small fixed glazed window with obscure glazing and FF8 a former bathroom, latterly a bath and shower room. It was similarly fenestrated but with two openings.
- 6.9.18 Although access into the roof space was not possible, part of its structure was visible via the loft hatch. This revealed that the roof directly above the hatch, but probably also the entire building, was a clasped side purlin construction using machine cut softwood, with a thin ridge board at the apex above a raised collar. The roof was covered with sarking boards and common rafters at c. 12 inch centres. The ceiling employed deep section softwood joists. The roof was well constructed and typical of the period.

## 7 CONCLUSIONS AND DISCUSSION

- 7.1.1 The historic building recording and documentary survey has shown that the New Barn public house was constructed between 1930-1931 as a purpose-built public house serving the recently constructed and on going development of Chelmsford Borough Council's Boarded Barns housing estate (built 1918-1939). The New Barn was constructed in an Arts and Craft Tudor style, typical of the interwar period, to plans prepared by Chelmsford architects, W.A. Pertwee and Howard, architects to the Hartford End based, Essex brewer T.D. Ridley and Sons Ltd.
- 7.1.2 The proposed plans for the New Barn were submitted by Pertwee and Howard (LRIBA) in January 1929 and the principal elevation drawings submitted a year later in January 1930 (D/DU2875/1). The proposed plans graphically show that the principal plan form and spatial use had not significantly changed over the last 83 years. It does however show areas which had been lost to later internal re-modelling such as the Tea Room. This was built adjacent to the rear main hall to provide, as its name suggests, refreshments, for women and families, distinct from and as an alternative to the potentially less conducive atmosphere of the male dominated bars. The inclusion of such family rooms where refreshments could be taken, was a design concept adopted in many new build public houses from the early 20th century, to try and encourage greater social responsibility and community use of public houses, particularly those serving council housing estates.
- 7.1.3 It was clear that the pub had been enlarged in recent years along the eastern side with the addition of a series of small flat roofed extensions and altered internally along with these additions, to accommodate the relocation of the new toilets, to provide greater internal permeability and a public bar extension within the new layout. These alterations resulted in the loss of the tea room (to a ladies toilet) and a reduction in the size of the central kitchen (for new access routes). The saloon bar appears to have remained little altered, although the bar counter, which incorporated an off-sales counter, was remodelled. The first floor sitting room and four bedrooms also retained their spatial integrity and many original features, including built-in wardrobes and cupboards and architectural fittings i.e. architraves, rails and most notably the original iron-framed casement windows.
- 7.1.4 In 2005 the then chairman of the Riddleys Brewery, Nicholas Ridley sold the brewery and all 67 tied public houses to Suffolk based brewer Greene King for 45 million pounds. Greene King closed the brewery immediately transferring all brewing to Bury St Edmunds. The new barn continued to trade under Greene King, but possibly due a national downturn in pub attendance, exacerbated by the availability of cheaper alcohol from supermarkets, its location lying outside the catchment area of central Chelmsford (High Street and Moulsham Street) and its inability or reticence to move into the more financially viable pub food market, ultimately lead to the closure and disposal of the New Barn by Greene King.
- 7.1.5 Purpose built public houses and traditional establishments form part of an industry that is, due to changes in traditional drinking habits, presently under great financial pressure. Those public houses which are seen not be performing and cannot be turned around are frequently closed or sold off for redevelopment, with many, such as New Barn facing demolition. This is not a phenomenon restricted to the south-east, within town or in the country, but is seen nation wide and is particularly prevalent in London, where high land prices make such redevelopments very lucrative. This loss has been identified in the Regional Research Framework for the Eastern Counties (Medlycott 2011) which notes that inns and public houses form an important and distinctive component of the historic built environment of the county and are building-type which is being lost, and continue to be lost, at an alarming rate.

## **8 ACKNOWLEDGEMENTS**

- 8.1 Pre-Construct Archaeology Limited would like to thank Duncan Cameron & Hutchinson for commissioning the project. Thanks are given to the staff of the Essex Records Office for their help and assistance.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Mark Hinman. The building recording, documentary research and report was completed by Adam Garwood. The illustrations were completed by Hayley Baxter.

## **9 BIBLIOGRAPHY**

Bennett, A. 2013 Brief for Building Recording at the New Barn Pub, Kings Road, Chelmsford (ECC typescript report)

English Heritage. 2006 Understanding Historic Buildings; a guide to good recording practice.

Medlycott, M. 2011 Research and Archaeology revisited: A Revised Framework for the East of England, East Anglian Archaeology Occasional Paper 24

## **Cartographic Sources**

New Series OS Edition of 1939 (Sheet 54-10)

OS Map Extract of 1955 TL60 NE

**APPENDIX 1 ESSEX HISTORIC ENVIRONMENT RECORD/ ESSEX ARCHAEOLOGY AND HISTORY SUMMARY SHEET**

Site name/Address: The New Barn Public House, Kings Road, Chelmsford, Essex	
Parish: Chelmsford (unparished)	District: Chelmsford
NGR: TL 69970 08042	Site Code: CF78
Type of Work: Historic building recording	Site Director/Team: Adam Garwood Pre-Construct Archaeology
Date of Work: 27/02/2014	Size of Area Investigated: footprint of building
Location of Finds/Curating Museum: Chelmsford	Funding source: Private Client
Further Seasons Anticipated?: No	Related HER Nos.: /
Final Report: Grey Literature Report:	
Periods Represented: Modern – interwar	
<p><b>SUMMARY OF FIELDWORK RESULTS:</b></p> <p>The historic building recording and documentary survey has shown that the New Barn public house was constructed between 1930-1931 as a purpose-built public house serving the recently constructed and on-going development of Chelmsford Borough Council's Boarded Barns housing estate (built 1918-1939). The New Barn was constructed in an Arts and Craft Tudor style, typical of the interwar period, to plans prepared by Chelmsford architects, W.A. Pertwee and Howard, architects to the Hartford End based, Essex brewer T.D. Ridley and Sons Ltd.</p> <p>It was clear that the pub had been enlarged in recent years along the eastern side with the addition of a series of small flat roofed extensions and altered internally along with these additions, to accommodate the relocation of the new toilets, to provide greater internal permeability and a public bar extension within the new layout. These alterations resulted in the loss of the tea room (to a ladies toilet) and a reduction in the size of the central kitchen (for new access routes). The saloon bar appears to have remained little altered, although the bar counter, which incorporated an off-sales counter, was remodelled. The first floor sitting room and four bedrooms also retained their spatial integrity and many original features, including built-in wardrobes and cupboards and architectural fittings i.e. architraves, rails and most notably the original iron-framed casement windows.</p>	
Previous Summaries/Reports: N/A	
Author of Summary: Adam Garwood	Date of Summary: 31/03/2014

## APPENDIX 2: OASIS FORM

OASIS ID: preconst1-176249

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### Project details

Project name	Historic building recording of the former New Barn public house, Kings Road, Chelmsford, Essex
Short description	A historic building survey of the New Barn public house was carried out prior to its demolition and replacement with 6 one bed apartments and 4 two bed houses. The project has shown that the New Barn public house was constructed between 1930-1931 as a purpose-built public house serving the recently constructed and on going development of Chelmsford Borough Council's Boarded Barns housing estate (built 1918-1939). The New Barn was constructed in an Arts and Craft Tudor style, typical of the interwar period, to plans prepared by Chelmsford architects, W.A. Pertwee and Howard, architects to the Hartford End based, Essex brewer T.D. Ridley and Sons Ltd.
Project dates	Start: 27-02-2014 End: 27-02-2014
Previous/future work	No / No
Project reference codes	CF78 - Sitecode
Project reference codes	CHL13/00694/FUL - Planning Application No.
Type of project	Building Recording
Site status	None
Site status (other)	Local Heritage Asset
Current Land use	Industry and Commerce 3 - Retailing
Monument type	PUBLIC HOUSE Modern
Methods & techniques	"Measured Survey", "Photographic Survey"
Prompt	National Planning Policy Framework - NPPF

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### Project location

Country	England
Site location	ESSEX CHELMSFORD CHELMSFORD New Barn Public House, Kings Road, Chelmsford
Postcode	CM1 4HP

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Study area	0 Square metres
Site coordinates	TL 69970 08042 51.7447603134 0.462312019006 51 44 41 N 000 27 44 E Point

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#### **Project creators**

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Essex County Council
Project design originator	Adam Garwood
Project director/manager	Mark Hinman
Project supervisor	Adam Garwood
Type of sponsor	Private Client

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#### **Project archives**

Physical Archive Exists?	No
Digital Archive recipient	Chelmsford Museum
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Chelmsford Museum
Paper Media available	"Drawing"

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#### **Project bibliography 1**

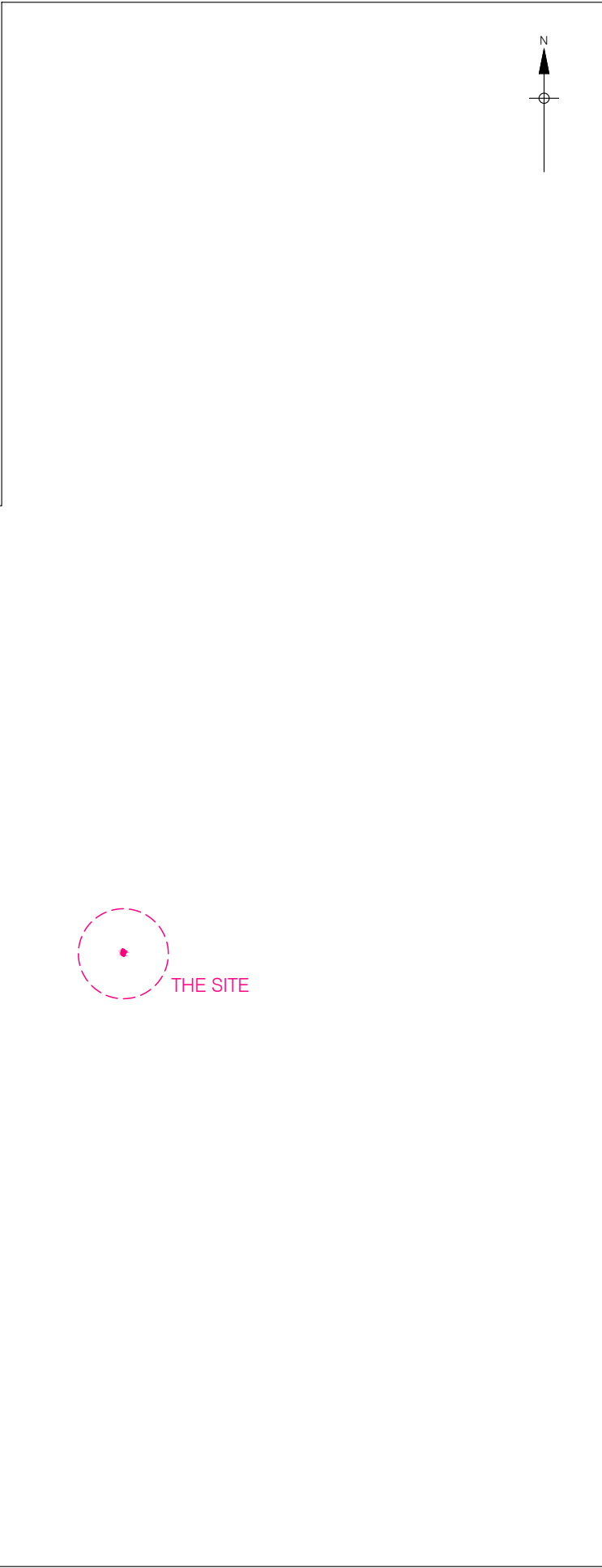
Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of the former New Barn public House, Kings Road, Chelmsford
Author(s)/Editor(s)	Garwood, A
Date	2014
Issuer or publisher	Pre-Construct Archaeology Ltd
Place of issue	Cambridge
Description	unpublished grey literature report for planning

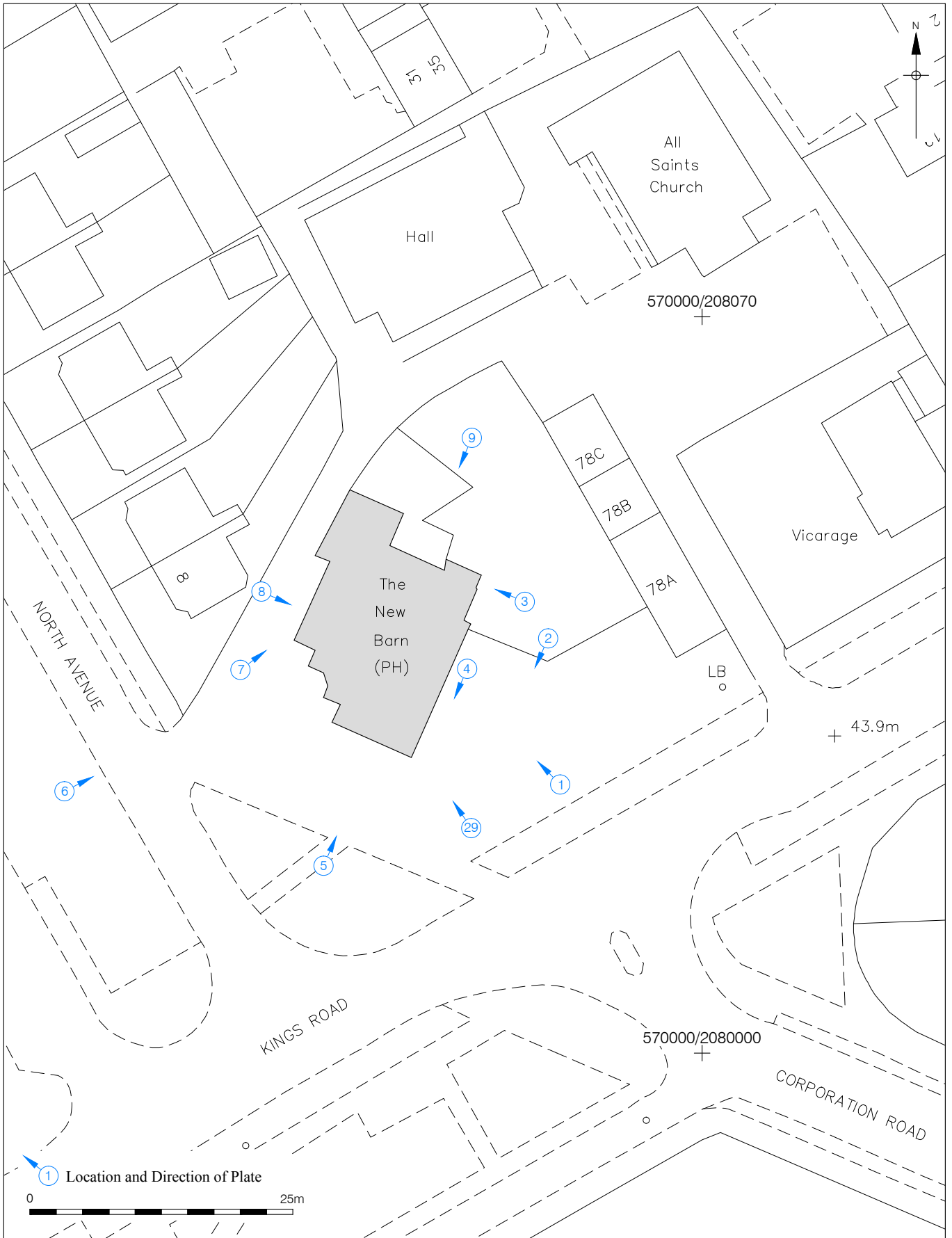
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Entered by Adam Garwood (agarwood@pre-construct.com)

Entered on 2 April 2014



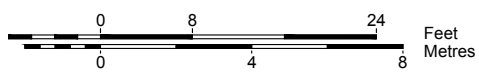


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Figure 2  
 Detailed Site Location  
 & External Plate Locations  
 1:500 at A4



Ground Floor Plan



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First Floor Plan

Figure 3  
Original Architects Ground and First Floor Plans  
1:200 at A4

East Elevation

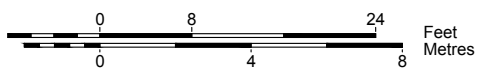


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South Elevation

Figure 4  
Original Architects Elevations (East & South)  
1:200 at A4

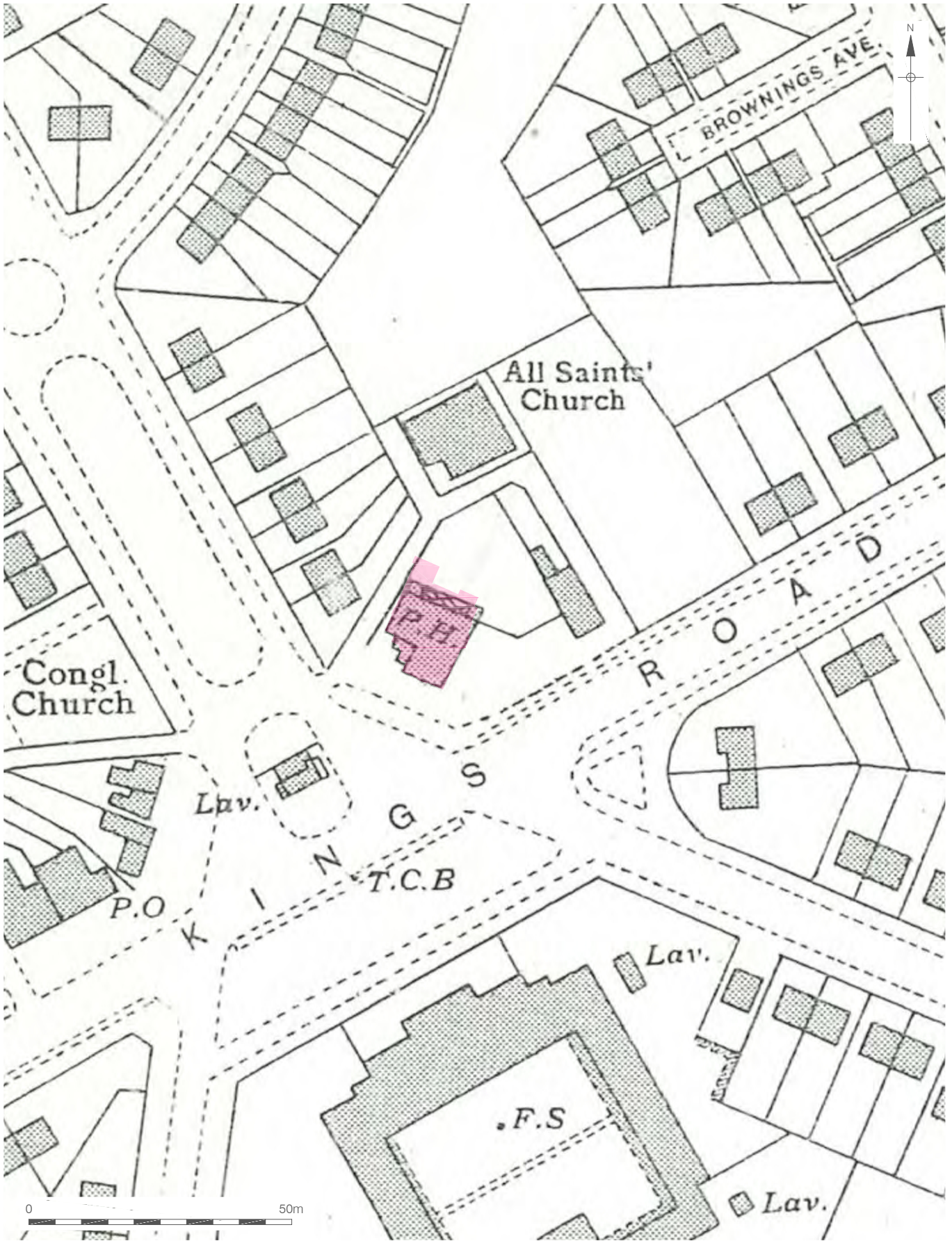
North Elevation



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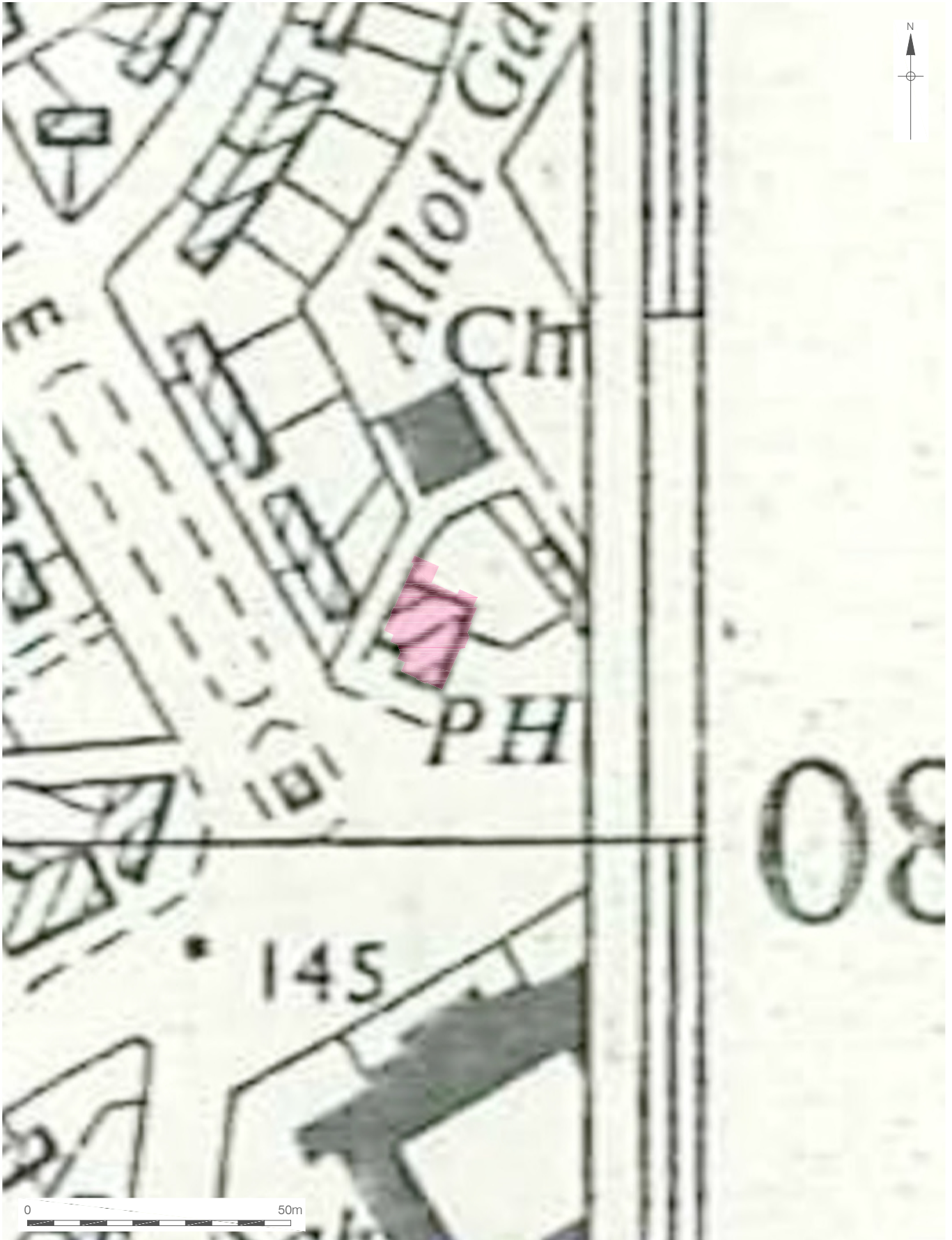
West Elevation

Figure 5  
Original Architects Elevations (North & West)  
1:200 at A4



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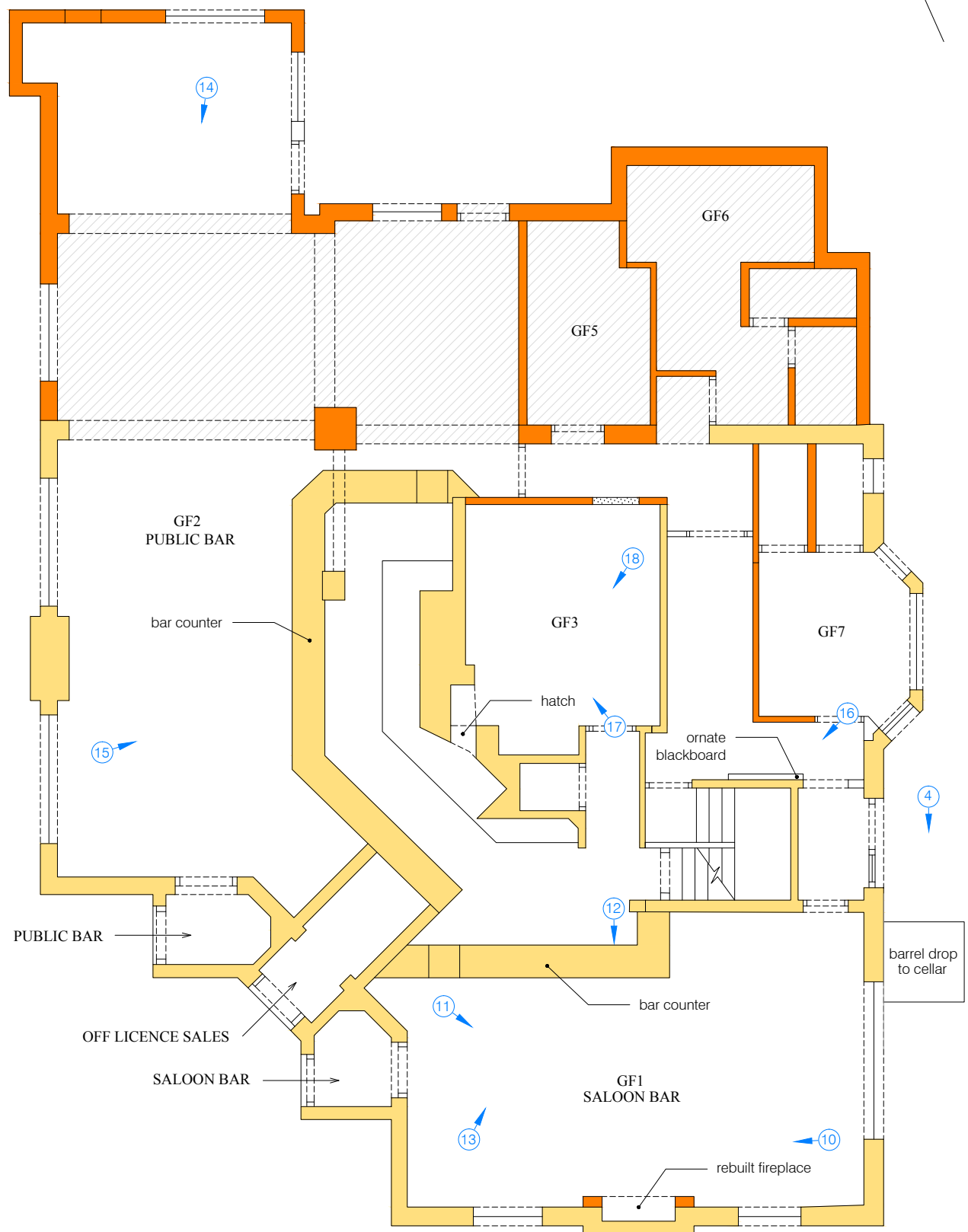
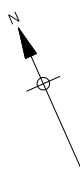
Figure 6  
New Series OS Edition of 1939 (Sheet 54-10)  
1:1,000 at A4







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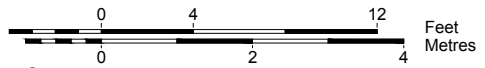
Figure 7  
OS Map Extract of 1955 TL60 NE  
1:1,000 at A4





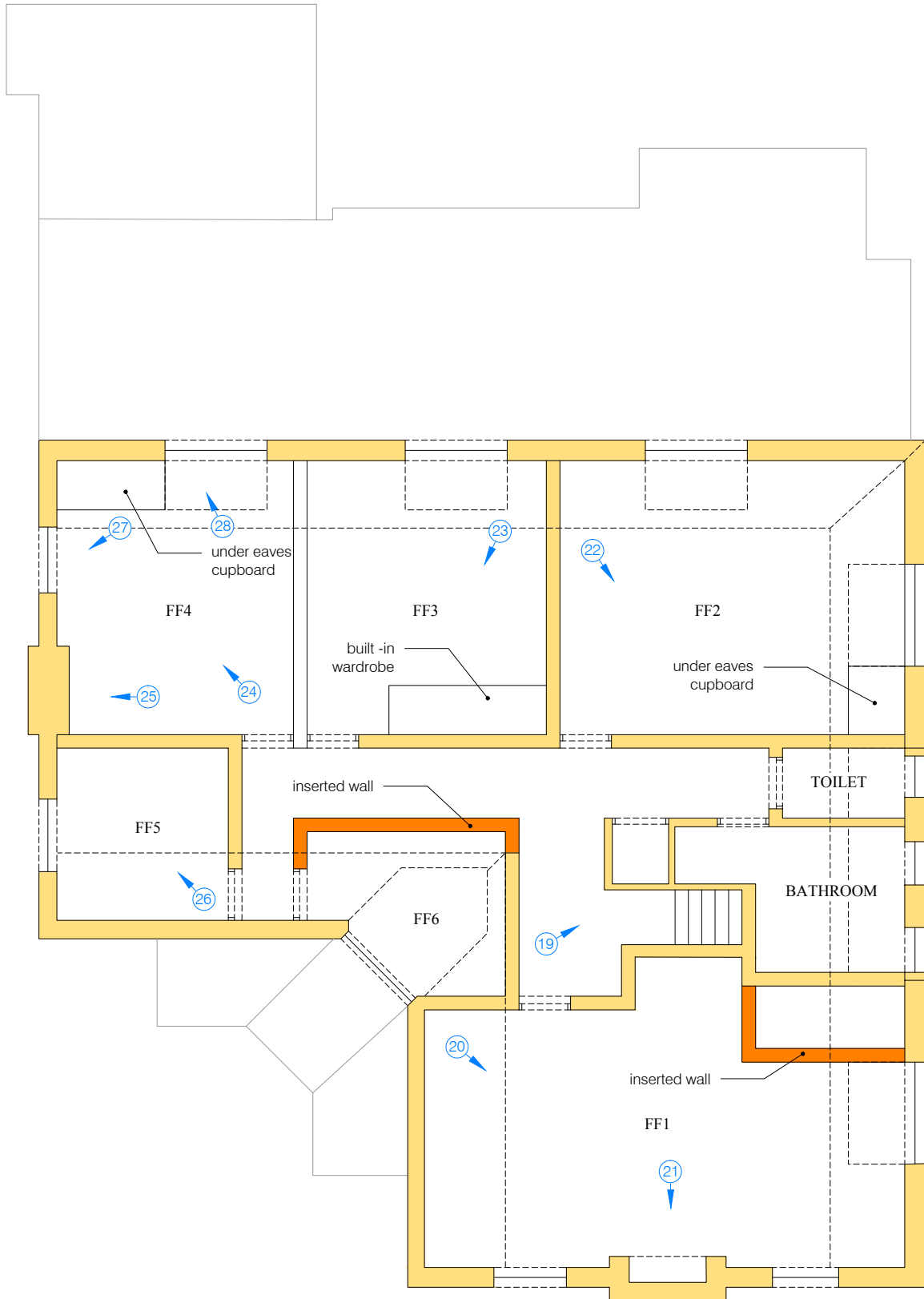
-  Original
-  Later
-  Flat Roofed Extension

 1 Location and Direction of Plate



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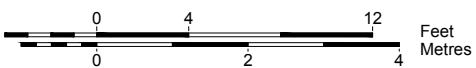
Figure 8  
Existing Ground Floor Plan  
1:100 at A4



Original

Later

1 Location and Direction of Plate



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Figure 9  
Existing First Floor Plan  
1:100 at A4



Plate 1 The New Barn, South Elevation



Plate 2 The New Barn Pub Sign



Plate 3 Architectural Detail to South Elevation



Plate 4 Barrel Drop to Cellar along Southern Elevation



Plate 5 The New Barn, Western Gable Elevation



Plate 6 The New Barn North and Western Elevations, looking South-east



Plate 7 Northern Elevation, looking South-east



Plate 8 Detail of Window to Public Bar and Diaperwork, North Elevation



Plate 9 The New Barn Eastern Rear Elevations



Plate 10 Saloon Bar looking North



Plate 11 Saloon Bar looking South-west





Plate 12 Later rebuilt fireplace and hearth



Plate 13 Bar Canopy, Frieze and Cornice



Plate 14 Public Bar looking West



Plate 15 Public Bar Counter looking South-east



Plate 16 Ornate Blackboard to former Tea Room (now within rear corridor to WCs)



Plate 17 Kitchen looking East



Plate 18 Kitchen, showing food hatch to Public Bar



Plate 19 First Floor Landing Stair Newel Post



Plate 20 First Floor Bedroom (FF1), Originally Sitting Room, looking South-west



Plate 21 Detail of Fireplace in FF1



Plate 22 Bedroom FF2 showing under eaves cupboard, looking South-west



Plate 23 Bedroom FF3 Showing built-in wardrobe, looking north-west



Plate 24 Bedroom FF4 Showing under eaves cupboard looking north-east



Plate 25 Bedroom FF4 Fireplace looking north



Plate 26 Bedroom FF5 looking north-east





Plate 27 Typical detail of iron framed casement



Plate 28 Typical window latch



Plate 29 Historic Photograph of New Barn Public House taken c.1932

# PCA

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