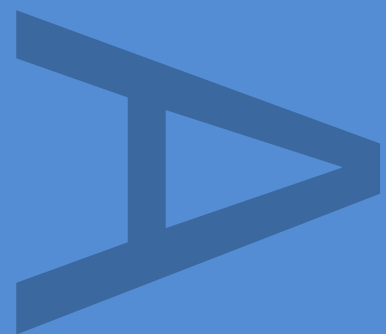


**BUILT HERITAGE SURVEY OF
OUTBUILDINGS ADJACENT TO
WESTGATE HOUSE, WESTGATE
STREET, BURY ST EDMUNDS,
SUFFOLK IP33 1QS**

**LOCAL PLANNING AUTHORITY:
ST EDMUNDSBURYBOROUGH COUNCIL**

**FEBRUARY 2015
REPORT NO.12007**



PRE-CONSTRUCT ARCHAEOLOGY

**Built Heritage Survey of Outbuildings Adjacent to Westgate House, Westgate Street,
Bury St Edmunds, Suffolk IP33 1QS**

Report compiled by Adam Garwood ACIFA

HER Ref: HER458 / ESF22729

Planning Ref: DC/13/0903/FUL

Project Manager: Mark Hinman

Client: CgMs Consulting for Greene King PLC

Central National Grid Reference: NGR TL 85475 63726

Contractor:

Pre-Construct Archaeology Ltd

The Granary, Rectory Farm

Brewery Road, Pampisford

Cambridgeshire CB22 3EN

TEL: 01223 845 522

FAX: 01223 845 522

Email: M.Hinman@pre-construct.com

Web: www.pre-construct.com

© Pre-Construct Archaeology Limited

February 2015

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

CONTENTS

1	NON TECHNICAL SUMMARY	5
2	INTRODUCTION	6
3	PLANNING BACKGROUND	7
4	METHODOLOGY	8
5	HISTORIC BACKGROUND	10
6	BUILDING DESCRIPTIONS	13
7	DISCUSSION	20
8	ACKNOWLEDGEMENTS	21
9	BIBLIOGRAPHY	22

APPENDICES

1	OASIS FORM
---	------------

FIGURES

Figure 1: Site Location

Figure 2: Detailed Site Location

Figure 3: Alexander Downings, New and Accurate Plan of the Ancient Borough of Bury St Edmunds in the County of Suffolk, dated 1740

Figure 4: Thomas Warrens Map of Bury St Edmunds dated 1776

Figure 5: A Survey of the Borough of Bury St Edmunds dated 1791 (Thos. Warren)

Figure 6: Plan of the Borough of by A.G Lenny dated 1823

Figure 7: Tithe Map for Bury St Edmunds (T77/1) dated 1845

Figure 8: John Crofts Plan of the Borough of Bury St Edmunds dated 1867

Figure 9: Town Plan of Bury St Edmunds dated 1885

Figure 10: Third Edition OS Map of 1926

Figure 11: Aerial Photograph of Westgate Street dated 1963

Figure 12: Building (A) Ground Floor Plan (as existing)

Figure 13: Building (A) Elevations

Figure 14: Building (B) Ground Floor Plan (as existing)

Figure 15: Building (B) Elevations

Figure 16: Building (C) Ground Floor Plan (as existing)

Figure 17: Building (C) Attic Plan (as existing)

Figure 18: Building (C) Elevations

HISTORIC PLATES

Historic Plate 1 Undated photograph of Westgate House and Thos. Peatlings looking SE

SURVEY PLATES

Plate 1	Stable Block (A) looking SW
Plate 2	Former Hay loft (A) looking W
Plate 3	Stable (A) looking NW
Plate 4	Stable (A) looking S
Plate 5	Stable (A) Friars Lane Elevation, looking SE
Plate 6	Stable (A) Friars Lane Elevation, looking N
Plate 7	Garage (A1), former carriage house, looking W
Plate 8	Stable (A) looking S toward modern office in (A2)
Plate 9	Stable (A) Workshop (A3) looking W
Plate 10	Stable (A) Former garaging (A4) looking N
Plate 11	Stable (A) Store (former stabling) (A5) looking W
Plate 12	Close boarded roof structure over (A5)
Plate 13	Brick Sett Stable floor and Urine Gulley (A5)
Plate 14	Building (B) looking E
Plate 15	Building (B) looking NE
Plate 16	Link Building to Thos. Peatlings looking W
Plate 17	Graffiti and date of 1896
Plate 18	Building (B) looking NW
Plate 19	Building (B) looking SE
Plate 20	Kitchen (B2) looking W
Plate 21	Office Room (B3)
Plate 22	Link and Blocked Arch (B5) looking N
Plate 23	Entrance Foyer (B6) Looking W
Plate 24	Stable (C) looking NW
Plate 25	Stable (C) looking SW to Carriageway
Plate 26	Detail of Window (C5) looking W
Plate 27	Stable (C) North Gable Elevation looking S
Plate 28	Stable (C) Rear Western Elevation looking NE
Plate 29	Stable (C) Western Elevation looking NE
Plate 30	Stable (C) Southern Extension looking E
Plate 31	Former Stable (C6) looking SW
Plate 32	Former Tack Room (C5) looking W
Plate 33	Former Fireplace/Flue in (C5) looking S
Plate 34	Former Office (C4) looking W
Plate 35	Stable (C) Room (C2) looking NE
Plate 36	Former Stable (C1) looking SE
Plate 37	Stable (C) Side Purlin Roof over Hayloft
Plate 38	Stable (C) Rebuilt Modern Roof over (C1)
Plate 39	Pegging to Oak Hip Rafter and Collar (Stable C)
Plate 40	Baltic Marks to Collar
Plate 41	Glass-house (D) looking SW
Plate 42	Glass-house (D) looking W
Plate 43	West Garden Wall (W2) looking SW
Plate 44	Ornate Opening in Garden Wall (W1)
Plate 45	Friars Lane Boundary Wall adjacent to Stable (A)
Plate 46	Friars Lane Boundary Wall, next section to south
Plate 47	Boundary Wall to Friars Lane, section north of Kennel Cottage
Plate 48	Boundary Wall to Friars Lane, section adjacent to Kennel Cottage
Plate 49	Long and Short Quoining
Plate 50	Thos. Peatlings looking SW
Plate 51	Thos. Peatlings looking S
Plate 52	Westgate House, looking S
Plate 53	Westgate House, looking N
Plate 54	Grade II listed No. 12 Westgate Street
Plate 55	Nos. 9, 10 & 11 Westgate Street
Plate 56	Grade II listed No. 8 Westgate Street looking S
Plate 57	Greene King Offices, looking SE

1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting acting on behalf of Greene King PLC to undertake a programme of historic building recording, targeting a series of former stores, utility buildings and structures adjacent to Westgate House, Westgate Street, Bury St Edmunds, Suffolk. The built heritage survey was undertaken, in accordance with an English Heritage Level 2 survey, as defined by guidance published in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage, 2006), to record the historic fabric, setting and character of the buildings prior to their alteration or demolition. The project was as carried out at the request of and in accordance with an archaeological recording brief issued by the Historic Environment Officer (Abby Antrobus) of Suffolk County Council.
- 1.2 The historic building survey and cartographic research into the historic and architectural development of a series of outbuildings (A-D), adjacent and to the rear of Westgate House, has shown that the three principal buildings (A-C) were built over a period spanning the later 18th century to the later 19th century and had, during this period and as a consequence of subsequent use, been considerably altered or rebuilt.

2 INTRODUCTION

2.1 Background

2.2 Pre-Construct Archaeology Limited was commissioned CgMs Consulting, acting on behalf of Greene King PLC, to undertake a programme of historic building recording focused upon a number of former storage and utility buildings adjacent to Westgate House, Bury St Edmunds. The survey was carried out, following recommendations made in a preceding Built Heritage Assessment report (CGMS 2011) and prior to the sites proposed redevelopment for residential use. The former storage/stable buildings, identified as the most historic of a mixed group of outbuildings that fall within a wider proposed development envelope, are situated to the rear and adjacent to the locally designated Westgate House and Thomas Peatlings, and east of Friars Lane. The survey also includes a lower level photographic record of a number of historic boundary walls to the rear of Westgate House and along Friars Lane, and a similar record of the facades of Westgate House and Thos. Peatlings and Nos. 6 -12 Westgate Street. The proposals will entail the significant alteration or possible demolition of Building (A), sited at the junction of Friars Lane and Westgate Street and the demolition of Buildings (B-D)

2.3 The building survey was undertaken in accordance with a Written Scheme of Investigation (WSI) agreed in advance of the work by Abby Antrobus, Historic Environment Officer at Suffolk County Council and advisor to the Local Planning Authority. The WSI sets out the methodology that was used by Pre-Construct Archaeology Limited during the project. Specifically the historic building survey (for Buildings A-D) was carried out in accordance with an English Heritage Level 2 and completed following guidance published by English Heritage (English Heritage 2006 Understanding Historic Buildings: A Guide to Good Recording Practice). The aim of the survey work was to produce a permanent record of the buildings in their present condition, prior to their alteration or demolition. The results of the investigations will form part of an ordered archive and report that will preserve these buildings 'by record' and thereby mitigate their loss.

2.4 Site Location and Description

2.5 The proposed development site is located c. 400m to the south of the historic core of central Bury St Edmunds (focused around the Abbey) and is bounded to the north by Westgate Street, one of the town's pre-eminent medieval streets, with Friar's Lane part forming the site boundary to the west and Friar's Close to the south. The site also extends to the rear of a series of historic buildings, dating from the 16th century to the 19th century, all of which are either individually listed (Nos. 6, 8 & 12 Westgate Street), are undesignated local assets (such as Westgate House and Thomas Peatlings) or fall within the remit of the Bury St Edmunds Conservation Area. The site is centred on NGR TL 8547 6372 (**Fig. 1**).

2.6 The subject buildings (A-D) (**Fig. 2**) are located toward the north-western corner of the proposed development, to the west and south west of Westgate House and to the east of Friars Lane. Building (A), a former stable, occupies a prime corner location at the junction of Westgate Street and Friars Lane. It was latterly in use for both general storage and for vehicle maintenance and garaging, facing into a small enclosed yard, now used for parking. Another former stable building (C) lay to the south and east of (A), its northern gable wall forming part of the yard enclosure wall east of (A). Another yard area, lies to the west of (C) accessed only via a roughly central carriage entrance and a former walled garden, to the south, incorporating building (D), a late 19th century glass-house. Building (B), which extends south from the rear elevation of Thos. Peatlings, overlooks the walled gardens to Westgate House to the east. It along with (C) were latterly in use as stores/office for Thomas Peatling.

2.7 All of the buildings, based on their external appearance, were thought to be 19th or 20th century in date. Only building (A), based upon its more visible location, was singled out as contributing to the setting and character of the Conservation Area.

3 PLANNING BACKGROUND

3.1 Introduction

3.2 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.

3.3 Legislation and Planning Guidance

3.4 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 which supersedes the Planning Policy Statements (PPSs).

3.5 The requirement for archaeological work is in accordance with NPPF Paragraph 141. The purpose of the work is to complete an appropriate level of historic building recording of the affected structures and their setting. This will pay specific attention to those elements where demolition/conversion and/or alteration are proposed. The work should be undertaken to a standard that will allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses. An archive and report will be created as a result of the survey.

3.6 The St Edmundsbury Core Strategy was adopted on 14 December 2010 and serves to set out the council's strategic spatial policy for the coming years. It is used in conjunction with the more specific Replacement Local Plan to provide overall guidance and policy as part of the Local Development Framework.

3.7 The Core Strategy recognises Conservation as a key part of the Borough's Spatial Strategy, and puts in place some broad policies and visions which place heritage assets at the heart of place shaping. Policy CS3 identifies the need for new development to protect the historic environment, take into consideration local context and seek to enhance the character of the locality in which it is built.

3.8 The Replacement St Edmundsbury Borough Local Plan 2016 was adopted in 2006 as a central part of the area's development plan, forming the basis for land-use planning decisions within the borough.

3.9 The Plan includes a section on Heritage and Conservation, in which a number of policies are recorded relating to listed buildings, Conservation Areas, and the management of the historic environment. These have been put in place to, 'maintain and improve the quality of the built environment', retaining local character, safeguarding heritage assets and their settings from inappropriate development, and protecting existing historic fabric.

3.10 Policy HC1 states that works to listed buildings, including 'development within its curtilage', should not be 'detrimental to the special architectural or historic interest of the building or its surroundings'.

3.11 Policy HC4 refers to 'buildings of local architectural or historic significance or protected by an article 4 direction'.

3.12 Policy HC5 considers the proposed demolition of unlisted buildings within Conservation Areas.

3.13 Policy HC6 sets out the council's position on new development in Conservation areas.

3.14 Planning Application Number (Ref DC/13/0903/FUL) was submitted to St Edmundsbury Borough Council for the conversion of commercial buildings, demolition of buildings,

and construction of new housing at Westgate House and land to rear of 8-12 Westgate Street.

- 3.15 The development area is part of Greene King brewery, and represents former domestic properties recently used as part of the brewery complex. The development involves the conversion (back to residential) of commercial properties on Westgate Street itself (listed buildings), the conversion of a store building on the corner of Westgate Street and Friars Lane, the demolition of store and outbuildings across the site, and the demolition of offices to the rear of the land. The proposal also involves the demolition of garden walls and structures which relate to the development of the gardens of Westgate House as well as previous subdivision of the property. As such, the complex as a whole should be considered to be a local heritage asset which should be recorded and understood prior to change and demolition.
- 3.16 The Local Planning Authority (LPA) has advised that any future planning consent be conditional upon an agreed programme of archaeological work taking place before development in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the LPA.

4 METHODOLOGY

4.1 Aims and Objectives

4.2 The aim of the building recording as set out in the Written Scheme of Investigation (Fletcher 2015) is to provide a detailed record of the outbuildings (Buildings A-D), yards and boundary features, prior to their adaptation, conservation or demolition.

4.3 The aim of the work is to produce a permanent record of the buildings and structures on site in their present state, prior to any alteration or demolition, meeting nationally recognised standards as set out by English Heritage and ALGOA. The historic building survey will be undertaken to a standard allowing the future understanding and interpretation of the buildings and their site setting.

4.4 An archive and report will be created as a result of the survey.

4.5 On-Site Recording

4.6 The historic building survey was carried out between the 19/01/2015 to 21/05/2015 by an historic buildings archaeologist. Floor plans of buildings A-C, provided by the client, were annotated and used as a basis for the illustrations in this report.

4.7 A photographic survey, comprising high quality digital images and 35mm B/W film, was undertaken recording principal external elevations, important internal spaces and key features, fixtures or fittings. General shots of the site were taken to place the buildings in context with each other and the surroundings. Many of the images recorded have been included in this report (as plates) and Figures 2, 12, 14, 16 & 17 show the location and direction of these photographs.

4.8 The programme of historic building recording was undertaken in accordance with a level 2 survey, as set out in English Heritage guidelines: Understanding Historic Buildings: A Guide to Good Recording Practice (2006).

4.9 The Written Account:

4.10 The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.

4.11 The date when the record was made, and the name(s) of the recorder(s).

4.12 A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the findings.

4.13 The Photographic Record:

4.14 General view of views of the exterior of the building.

4.15 The overall appearance of principal rooms and circulation areas.

4.16 Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

4.17 The Drawn Record

4.18 Shall comprise plans (to scale or full dimensioned) of all main floors as existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).

- 4.19 As a minimum, in all cases, the drawn record will include a sketch plan roughly dimensioned (when no more thorough drawn record is required). Such a plan may not always included structural details (e.g. timber framing).
- 4.20 In each of the above cases, use may be made of available plans (i.e. those prepared as part of a planning application). In all cases these shall be checked by the historic building specialist and supplemented or amended where necessary.
- 4.21 **Project Archive**
- 4.22 A full and ordered archive including any written, drawn, survey and photographic records will be completed in accordance with guidelines defined in Brown (2008); Taylor & Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage. The archive will be provisionally stored in Pre Construct Archaeology's Cambridge Office in Pampisford before being transferred to the relevant museum.
- 4.23 **Guidance**
- 4.24 All works were undertaken in accordance with standards set out in:
- 4.25 Association of Local Government Archaeological Officers: Analysis and Recording for the Conservation and Control of Works to Historic Buildings (1997)
- 4.26 British Archaeologists and Developers Liaison Group: Code of Practice (1986)
- 4.27 British Standards Institution: Guide to the Principles of the Conservation of Historic Buildings (BS 7913) (1998)
- 4.28 English Heritage: Guidance Paper 98: GLAAS: Guidance Paper 3-Standards and Practices in Archaeological Fieldwork in London
- 4.29 English Heritage (Clark K): Informed Conservation (2001)
- 4.30 English Heritage: The Presentation of Historic Building Survey in CAD (2000)
- 4.31 IFA: Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (1999)

5 HISTORIC BACKGROUND

- 5.1 Bury St Edmund's is a town whose presence, wealth and significance has been determined by its position both as a place of pilgrimage, and as a mercantile and administrative hub for the area surrounding it. In the early tenth century, the relics of St Edmund were transferred to an existing monastic foundation on the current abbey site, and having been re-founded in 1020 by King Cnut, St Edmund's Bury became a significant site of pilgrimage and royal patronage. Throughout the medieval period, the town developed around the abbey, on the still-extant grid plan developed by Abbot Anselm, surrounded by walls, ditches and gates. At the same time, the town became a focus for regional agricultural production, and a key part of the European cloth trade. Following the dissolution of the monasteries, Bury's significance declined and it remained an essentially regional, agriculturally-focused market town into the nineteenth century. By 1722, Daniel Defoe wrote that it was, 'crowded with nobility and gentry, and all sorts of agreeable company; and as the company invites, so there is the appearance of pleasure upon the very situation; and they that live at Bury, are supposed to live there for the sake of it' (CgMs 2011).
- 5.2 The industrialisation that radically changed the faces of many such towns in the nineteenth century largely avoided Bury; its nearest navigable waterway, the River Lark, was some four miles away, and the railway did not arrive until 1846, and heavy development was therefore somewhat impractical. In all, Bury's importance remained local and regional, driven by the service of a large rural economy that surrounded the town. Brewing was a noticeable part of this regional economy, and the current appearance of Westgate Street is strongly related to the development of the trade from the eighteenth century. From 1798, a brewery on the site at Westgate Street was operated by Benjamin Greene and William Buck; Greene's 'Westgate Brewery' company merged with the St Edmund's Brewery of Frederick King in 1887, forming Greene King. Throughout the eighteenth, nineteenth and twentieth centuries, the company spread along Westgate Street, building still extant maltings, office buildings, and the dominating brewhouse of 1939 (ibid).
- 5.3 From 1836 until June 1866 Westgate House, a large Georgian townhouse, was run as a private school by Sarah Ann Winkfield. Edward Greene, brewer, purchased the property in 1865 and, following the transfer of the school, had it rebuilt in 1866. Westgate House now became the town house of Edward Greene M.P. and was occupied in turn by members of the Lake family, also partners in the Greene King Brewery. Sometime between 1916 and 1925 the Lakes moved out of the building, which was subsequently used by various departments of the West Suffolk County Council, eventually becoming Peatling and Cauldron, wine merchants in the 1960's (ref: burypastandpresent.org).
- 5.4 **Cartographic Evidence**
- 5.5 The earliest available mapping, of a scale sufficient to identify the site, is Alexander Downings map of 1740 (**Fig. 3**). This shows, as supported by the many extant period buildings along Westgate Street, that this area, though extensively developed along and either side of Westgate Street, was on the urban fringe of Bury, with open fields and orchard fields to the south and toward the River Linnet. The latter are reached via Friars Lane (annotated as 19), which forms the western boundary of the development site. None of the buildings (A-D) are depicted on this map extract, although this may be due to the broad detail of the map, as no outbuildings are shown elsewhere. However, the north-south boundaries to the rear of Westgate House, may represent the present brick built garden walls (W1-W2) to the rear of the house.
- 5.6 Thomas Warrens Map of 1776 (373/17) (**Fig. 4**) is the first to depict the site in more detail. Building (C) is instantly recognisable, correctly located and with a similar L shaped building footprint. A narrow linear range is shown toward the western boundary and on the site of Building (A) with another more substantial range fronting onto Westgate Street. The boundary arrangement and road access may suggest that the former, narrow range along the west boundary was under separate ownership. This

building, as demonstrated in the later maps extracts, is clearly not Building (A) and it seems unlikely that the range, which fronts onto Westgate Street and forms the northern boundary to the yard, was retained and incorporated into Building A. Garden boundary walls (W1, W2 and W3), are all shown on this extract, (W2) a continuation of the eastern flank wall of Building (C). Apart from the loss of the narrow linear range backing onto Friars Lane, the map extract of 1791 (**Fig. 5**), shows little change to that depicted on the previous addition. It does record that the land to the south of the outbuildings and the rear garden to Westgate House was in the possession of Mr Michael Le Heup Esq. The Lenny Map of 1823 (Ac 586/1) (**Fig.6**), similar to the Downing Map does not detail out-buildings or boundaries to the rear of the street frontage in the area of the site as is the case with John Crofts Map of 1867 (373/10) (**Fig. 8**). The Tithe Map of 1845 (T77/2) (**Fig. 7**) is much more detailed and shows, as Warrens map did 69 years previous, stable Building (C) central to the back-plot. Neither Buildings (A, B or D) are shown at this date, but the 18th century garden boundary walls to Westgate House clearly are, and a simplification of the boundary to the west. In the wider area, the site still lies on the edge of Bury, with open fields, to the River Linnet to the south.

- 5.7 The Town Plan Map of 1885 (sheet 44.7.22) (**Fig. 9**) is the first map extract to depict the Building (A) in much of its present layout, although its Westgate Street facing range, had subsequently been foreshortened (by 1926) by a bay to increase the access width to the stable yard. This shows a divided bay in the area of the hay loft central to the north-south range and the yard wall to the south, but not its equivalent enclosure to the east (W5). Building (C) is shown in much greater detail. It had been extended with the addition of a parallel range to its southern wall and a lean-to glass house built into the space created at the south-western corner. A series of small accretions (since demolished) project westward from the north-western wall of (C) and into an enclosed garden area, to the north of Kennel Cottage. The latter is also shown on this extract. Another glass house lies to the east of (C) and along the western boundary of the garden to Westgate House. Both of the 18th century garden walls (W1 and W2) are shown and Westgate house is annotated.
- 5.8 The OS map of 1926 (sheet XLIV.3) (**Fig. 10**) shows a few small alterations to buildings (A) and (C), with the addition of a small accretion to the north gable wall of (C) and an open-sided canopy/shelter onto the eastern elevation of (A). Both buildings (B) and (D) are first shown on this extract. Building (B) appended to the southern elevation of the Thos. Peatlings building and part built over the western boundary wall to the garden, and Building (D) a free standing glass-house, within a walled ?kitchen garden to the south of (C). The boundary wall (W5), built by this date, along with the widening of the road access suggests two different owners or tenants, the yard to building (A) in use by Greene King and the yard to Building (C) by Thos. Peatling (agent for Greene King by 1911 and acquired by them in 1934).

6 BUILDING DESCRIPTIONS

- 6.1 The following descriptive text provides objective information about the out-buildings to the rear of Westgate House at the time of the survey. Interpretation of spatial function and the phasing of the buildings are based on the information gathered during the fieldwork and from documentary sources. For ease of reference each building has been given a unique letter (A-D) while all significant internal spaces are individually numbered, pre-fixed with their corresponding building letter (e.g. C1, B3 etc).
- 6.2 **Stable Building (A)**
- 6.3 Former stable building (A) is laid out to an L shaped plan, with a northern range, aligned east-west and backing onto Westgate Street and a western range, aligned north-south, backing onto Friars Lane. It also forms the northern and western boundary of a small yard area, enclosed to the east and south by brick-built boundary walls, the former added to segregate this yard during the early 20th century and the latter recently rebuilt. The building is presently in multiple use, the southern and central bays of western range (A1-A3) adapted to form a small mechanics workshop and adjoining garage, those bays to the north (A4) in general storage, and the northernmost bays, within the east-west range (A5) in use as storage for products and merchandising items for Greene King.
- 6.4 The stable is principally built over a single storey, although a two storey former hayloft lies off centre, to the south, within the western range. The elevations comprise a mix of red brick and flint rubble walling, the latter formed of a former boundary wall and therefore particularly prevalent along the west facing Friars Lane elevations and at the north-western angle. The use of flint rubble walling is not a feature of the yard facing elevations, which have been much altered and rebuilt in recent years, particularly with the insertion of up and over garage doors and intermediate brick piers, into the yard facing elevations of (A4) and (A5). The roofs are pitched and gable ended apart from a full hip, built at the north-western junction to facilitate the change in roof direction. The roofs are covered in red clay Roman pan tiles and use decorative clay bonnets along the ridges of both single storey and two storey elements.
- 6.5 **Eastern and Southern Elevations (Plates 1-3)**
- 6.6 The southern bays (A1-A3) are the least altered. They comprise the original door opening to (A1) built with full height two leaf doors hung off heavy wrought-iron strap hinges with decorative ends. The window opening to the north, lighting (A2) has a segment brick voussoir of two on-edge courses and a contemporary timber casement window of 2x 6 lights. The door opening to (A2) is also an original opening, retaining a ledged door with corresponding decorated strap hinges. The present opening into (A3) and below the hayloft is a modern insertion, added along with those garage doors to the north. Analysis of the 9 inch brickwork in this area shows that the brickwork of the hayloft above eaves level, comprising paler red bricks laid in random Flemish bond, contrasts with the darker red brickwork, laid in Flemish bond below. This contrast would suggest that the hayloft was a later addition to the existing stables. Its east facing elevation is symmetrically arranged with a central former taking-in door (later converted to a window) with decorative brackets, flanked by a pair of small fixed windows with timber casements. All openings used brick voussoirs. A cast-iron vent (to the hay loft) was positioned above the door opening and below a decorative barge board with pendant spike finial. A wrought iron weather vane above completes the Gothic decoration.
- 6.7 The northern bays of the western range and south facing elevation of the northern range had been extensively altered in recent years with the introduction of brick piers to enable the insertion of the modern garage doors. The west gable end elevation was also a later reworking, probably carried out during the early 20th century, when the access from Westgate Street was widened. It was built using bricks similar to those in wall (W5) and incorporated a gable parapet. This brickwork contrasted with that of the north facing rear elevation to (A4) and (A5).

6.8 Northern Elevation (Plate 4)

6.9 The northern elevation, as it backed onto the public highway, included no openings, although evidence of a single blocked opening was located toward the north-western corner. The north wall had clearly been much altered since it was originally built (in the second half of the 19th century). The majority of the wall comprised red brick, many with burnt headers, laid in Flemish bond and built off a low wall plinth with chamfered copings. The upper 6-7 courses of the wall were however later brickwork, suggesting the range was either heightened or the roof line remodelled. These works may have been contemporary with the addition of the hayloft in the later 19th century, but predated the rebuilt west gable end. A small remnant of the former boundary with a flint rubble panel (subsequently overbuilt) survived at the north-western angle. This structural reuse of an existing boundary is a feature of the Friars Lane elevation.

6.10 Western Elevation (Plates 5-6)

6.11 The lower wall to (A2), (A3) and (A4) was a former boundary wall built using rough coursed flint rubble, but including many large pieces of re-used limestone masonry, some dressed and sandstone, toward the base of the wall. It was capped by a simple on-stretcher and edge brick coping. The section of flint waling to the south and rear of (A1) wall was noticeably higher and built as part of the original construction of the stable block in the later 19th century. This later work also overbuilt the earlier boundary wall (to the north), but was, in turn replaced to the north and to the rear of much of (A4) with a modern re-construction of this area. Accordingly the windows in the rear wall of (A4) were modern additions, while those lighting both (A1) and (A2) were later introductions. Tie bar plates present along the western elevation speak of historic movement within the southern end of this building.

6.12 The section of boundary wall adjoining the south-western corner of the stable, was a modern rebuilding. Thereafter this boundary continued in a much reduced height along Friars Lane until it is elevated once more adjacent to Kennels Cottage.

6.13 Internal Descriptions (Plates 7-13)

6.14 Room (A1), presently used to garage the Old Speckled Hen MGB sports car, was originally the carriage house, built with a shallow arched stop chamfered timber lintel to a full height opening and two leaf ledge and braced doors. A modern central pivoting window had been inserted into the south gable wall, which was plain brickwork, unlike the opposite internal stud wall which was clad using modern painted weatherboard. The floor retained original brick pammets while the roof structure, though recently boarded over the joists, exposed the side purlins, flimsy collars and a thin ridge board.

6.15 Room (A2) was lit by a single casement window, with small glass panes and ovolo moulded glazing bars, in its eastern wall. External access via a plank, ledge and brace door below a rectangular glazed door light, lay to the north, while internal access to A3 and A1 was possible. A corner fireplace, latterly used as a flue for a modern boiler, was present within the north-western corner of (A2). The fact that it was heated suggests this area was used by the groom or stable hands and/or a tack room. The fireplace lay opposite a small inserted WC, possibly a later introduction allied with its workshop use and a part glazed modern office, spanning the wall junction of (A1) and (A2). No evidence of original fixtures or fittings survived.

6.16 The workshop (A3) was originally built over two storeys with a hay loft over. This had been removed in recent years, probably to provide enough 'head height' for working beneath the hydraulic car ramp. Pilasters central to the north and south walls once supported this first floor structure. Other alterations included the insertion of the concertina garage door in the east wall and two openings with concrete lintels, within the north wall to (A4). The window and opening to the west wall were later insertions, the former, comprising two mullions and three lights with fine iron glazing bars and small rectangular panes. The ceiling was boarded over and the floor concrete screed. No evidence of original fixtures or fittings survived.

- 6.17 Area (A4), most likely formerly in use for stabling, had been extensively stripped out for use as a garage and later store. As already mentioned most of the rear west wall had recently been rebuilt as had the main part of the east wall. The floor was concrete screed and the roof structure obscured behind a modern suspended ceiling. No evidence of original fixtures or fittings survived.
- 6.18 Area (A5), now racked out for storage, also formed part of the stabling. Despite the rebuilding of the southern yard facing elevation, these northern bays were much less altered. It was laid out over 5½ bays (half bay lost to access widening) and built with a trapped side purlin roof, with flimsy collars and ridge board (similar to those seen in (A1) and internally lined out using softwood match-boarding. The north wall was plastered and still retained a number of tethering rings. Other earlier features including remains of a 19th century brick floor with axial urine gully and a drain against the western flank wall. The original floor, covered the area to the north of the gully and comprised yellow narrow flooring bricks, laid on-edge as stretchers. This was also the case for the gully. The floor to the south of the gully was a modification, using 20th century brick sets. The floors gradually sloped down to the gully, which in turn fell away to the drain in the west wall. Tie bars, crossing the roof space again tell of historic lateral movement. No other features were visible.
- 6.19 **Building (B) (Plates 14-23)**
- 6.20 Building (B) is a simple rectangular plan lightweight pre-fabricated building, situated to the south of and appended to the southern elevation of Thos. Peatlings via brick-built link and a glazed entrance foyer.
- 6.21 The main building is laid out over three bays and aligned with its longer elevations facing east and west, with gable ends to the north and south. It comprises a lightweight prefabricated softwood timber-frame structure, forming three elevations, built off a brick foundation wall. The eastern elevation (to the garden) which incorporates a pre-existing garden wall, had been heightened in brick to accommodate the new build. Externally it is clad on three sides using corrugated iron sheeting (that to the garden of higher decoration, presenting more visually acceptable brickwork). A brick stack projects through gable in the south elevation and the pitched in-line roof, similarly covered in corrugated iron sheeting, includes small central ventilators with a trefoil design.
- 6.22 As would be expected with a pre-fabricated building the elevations are symmetrical. The western elevation comprises a central door opening flanked by windows to either side. This pattern of door and window openings is repeated in the east wall, although the central door had been blocked. The wall plinth was built with typical 9 inch red bricks laid in Flemish bond. It was punctuated at regular intervals with sub-floor blue ventilator bricks. The corrugated iron sheets to the walls measured 0.68cm wide and were nailed to the underlying frame via four vertical tiers of nailing. The wall eaves junction was plain using a simple eaves board and similar barge board to gable, but including a small finial to the north.
- 6.23 The cross windows (single timber mullion and transom) were casements, fixed in the upper light and opening in the lower. Decoration to the window was minimal, with a plain sill and simple mould to architrave. They both were glazed using obscure glazing, the northern example (western elevation) part blocked following the insertion of the kitchen (B2). The central door was marginally narrower than the window openings and was built with a glazed door light above a two leaf door with moulded astragal. The opening used the same style architrave and stopped chamfer to frame. The brick stack, to the south gable wall, was constructed in 9 inch brickwork laid in English bond and was located to the west of an inserted full height double width entrance. This gave internal access from (B) to a raised loading area, below a steel framed canopy, built against the southern elevation.
- 6.24 The eastern elevation was less visible as it had been deliberately obscured by garden shrubs. As already mentioned the symmetrical window/door layout was repeated in the eastern brick wall. Whilst the fenestration is replicated the openings have stop chamfered jambs. To the north building (B) adjoins with the main building via a brick

built single storey flat roofed link with parapet wall. It includes a window opening with brick voussoir central to its garden elevation, with a modern casement window and another opening facing south, again with a modern casement. Of particular interest is graffiti scribed into the faces of a number bricks in this link building. They read MDL, MWL but more informatively CL 1896 and IDL 1896, thus providing an accurate and believable date for its construction and presumably the addition of Building (B). The glazed foyer, built to provide access to Thos. Peatlings from the car-park area, is a modern construction, partly incorporating the foundations of an early 20th century predecessor.

- 6.25 Internally the building is very plain and utilitarian in its decorative treatment. The building was originally set out as a single open space with no evidence of internal divisions. The present kitchen (B2), Office (B3) and the central ramp (providing access up to the link B5 and entrance foyer B6) are later, modern additions.
- 6.26 The external walls are all clad with vertical softwood matchboarding and the roof structure, though obscured by a modern suspended ceiling, also close boarded. The tongue and groove matchboarding, a feature typical of pre-fabricated buildings, measured 6½ inches wide with a bead detail to the joint. A plain 6 inch skirting was present along the base of the walls throughout most of the interior, overlying the junction with a suspended floor, comprised of 5½ inch softwood boards. Due to the re-use of the more substantial (in girth) garden wall, the window openings along the eastern elevation were built with deep splayed reveals, a feature not required in the openings of the lighter stud walling to the west. The central opening to the east wall was a former doorway latterly blocked and converted into a window, while the northern window of the west wall had been blocked when the present kitchen (southern) wall overbuilt it. All of these openings retained a simple architrave with a cyma-recta moulding. The fireplace, central to the southern elevation, had been removed and blocked although the stone hearth, inset into the floor, still remained.
- 6.27 Both the kitchen (B2) and Office (B3) were simply constructed using light-weight softwood stud walling, although retained the original vertical match-boarding on their external elevations. Both rooms were also significantly below (a difference of 0.48m) the level of the central ramp and dais at northern end of the building and were awkwardly accessed via a short flight. A pair of blocked door openings in the south wall of (B2) suggests its use as a kitchen was a later adaptation. The office (B3) retained its original fenestration, a cross window with two fixed upper lights, with obscure glazing, above a pair of 2x3 light casements. Ovolo mouldings were used on the glazing bars and a bead mould to the astragal. Both the window and door architraves were similarly moulded.
- 6.28 The part glazed and brick built link building, to the north and beyond the pre-fabricated building, comprised main two elements, a brick built link (B5) of 1896 which formerly connected the pre-fabricated building (B1-3) with Thos. Peatlings and a modern glazed entrance foyer (B6). The former had modern replacement windows along its eastern and southern walls, a blocked door in its western wall and originally accessed the main building via an arch headed opening (now blocked). A small modern toilet (B4) was located to the south of the entrance foyer, the latter incorporated a fully glazed western entrance elevation and a large pitched light lantern central to the flat roof. It also accommodated a vine, grown from an external brick built planter. A section of the rear wall of Thos. Peatlings had been removed to create a wide opening to integrate the entrance foyer in the main building.
- 6.29 **Stable Building (C) (Plates 24-40)**
- 6.30 This former stable building is by far the oldest of the four buildings surveyed, dating to the later 18th century and first appearing on the map extract of 1776. However, it is clear from the wide range of materials used and the diversity of the brickwork, that this stable block has been extensively altered and repaired during its lifetime.
- 6.31 The former stable building (C), latterly used as storage for Thos. Peatlings, is built over 1½ storeys (with an attic or loft) and laid out to an L shaped plan, with its principal

(visible) elevations facing east and north into a small former yard. A carriage-way opening (C3), providing vehicular access to a smaller yard and former garden area to the west, lies within the north-south range and towards its junction with the return range. A parallel-set but shorter extension (C1A) was added to the southern wall of the east-west range during the later 19th century. It overlooks an enclosed kitchen garden to the south and a large glass-house, Building (D). The roofs are pitched, with a gable end to the north and a hipped end to the east, the latter incorporating a small gable dormer. The southern extension (C1A) has hipped ends and is covered, as all the roofs are, in regularly coursed Welsh slate.

6.32 Northern Range

6.33 The principal elevation of the northern range faces east. It is laid out over four bays, with an off-centre, pitched roofed, pitching door to the hayloft along the eaves line, otherwise the roof line remains unbroken. A gable parapet, built off over-sailing brick kneelers is present on the northern gable wall, while a later (early C20) brick yard wall extends north from the north-eastern angle. The brickwork to the east facing elevation comprises soft reds with smooth faces, some with horizontal pressure marks, laid in Flemish bond. Queen closers to angles and openings and laid using a soft lime mortar. The elevation includes three door openings, two double-width wagon doors (C4 & C6) and a central door and window to former office/tack room (C5). Both of the openings and ledge and braced doors to (C6) and (C4) are later adaptations, added most likely, based on the strap hinges, during the second half of the 20th century. The southern (C4), is clearly an enlargement of a pedestrian door, as seen by the presence of a former over-door light, similar to that over the entrance to (C5) and the northern door opening reduced in height. The central door and window openings appear to be mid 19th century, the latter built with a brick voussoir and including a hornless sash window with fine glazing bars.

6.34 The northern gable wall is part built in flint and brickwork. The lower courses are built, for decorative effect, using coursed flint rubble panels, while the gable wall and parapet are built in red brick, laid in Flemish bond. A small former hatch or window opening (now blocked) lies central to and toward the base of the elevation.

6.35 The western facing elevation is a multi-phase aggregation of construction, repair and alteration. This complexity is due mainly to the addition and later removal of a series of adjoining accretions, seen on the 1885 town plan (**Fig.9**) and removed after the war and between 1965 and 1989. The northern section (to the rear of C6) and the adjoining south facing wall to yard, were both modern reconstructions. A timber storey post, suggesting former use of timber framing or an open side, lies to the south and adjacent to a blocked door opening. This comprised a two phase blocking with a large segmental headed opening part blocked to accommodate a narrower opening (also blocked). The latter formerly opened into the (C5) the former predating the present mid-later 19th century internal layout. The small section of brickwork to the north of the storey post was markedly different from that used on the eastern elevation, arrange of red, burnt red and paler bricks laid in English Bond, but had similarities to the brickwork of the south wall of (C2) and (C1). The walling either side of the carriage entrance and the brick quoins, had been latterly rebuilt, as was the north wall and the window to (C2).

6.36 Southern Range

6.37 Whilst the southern elevation to the east-west range was much overgrown, it comprised two elements, to the west, a short section of later 18th early 19th century wall of the original L plan building, later overbuilt by a lean-to glass house, and to the east, the southern and western walls of the mid-later 19th century step-out southern extension. The latter was built using typical 9 inch red bricks in Flemish bond, but included two half round Romanesque window openings with brick voussoirs, set either side of a central door opening, with a plainer segmental arch. All three openings had recently been blocked. It also abuts the earlier kitchen garden wall to the east.

- 6.38 The opposite northern elevation to the yard adopted a similar layout using a pair of half round Romanesque window openings set either side of a central wide door opening. The window openings both used on-edge header voussoirs and iron-framed casement fenestration with a fan-like heads. The brickwork, though laid in English Bond and similar to the earlier brickwork seen elsewhere, appeared, from the pointing, to have been rebuilt. This was confirmed, internally, where the entire elevation comprised modern fletton bricks.
- 6.39 Internal Descriptions**
- 6.40 The northern range (north of the carriageway) comprised three main spaces, an former office (C4), tack room (C5) and stable (C6) at ground floor with a hay loft above.
- 6.41 Former Stable (C6) had been latterly converted with the insertion of a pair of wagon doors, for use as a garage/store. An empty mortice within the wall plate, central to the present opening suggests the original opening was lower and possibly narrower. Evidence of hooks, set into the adjacent brickwork and used to hold back the upper leaf of a stable door, still remained. Internally (C6) was close boarded to half wall height. They were vertical tongue and groove boards with a bevel to the join. The upper walls were plastered and the ceiling/roof structure lathe and plastered, to discourage roosting birds or bats, features typical of a good quality stable. A cast-iron ventilation grill central to the ceiling above the stalls, ventilated the stable into the roof space. Further ventilation above the ceiling and between the main hayloft was provided via a vent in the northern gable wall and honey-comb brickwork in the party wall between C6 and the hayloft. These vents also provided the required draught to ventilate the hay loft. A fixed timber ladder built into the south wall provided internal access up to the hay loft from the stable (C6). A 19th central plank and batten door, latterly turned, providing access into (C5) was also present in the south wall.
- 6.42 Former tack room (C5) incorporated the main access up to the hayloft via a straight against built its southern wall. The stair had latterly been enclosed at the base using a lightweight stud and board partition with modern door. The stair was a closed riser softwood construction with simple stick balusters and turned and chamfered newel posts and finials, all typical of a mid 19th century date. The walls were all plastered, although the ceiling/floor structure above was a recent addition, comprised of softwood joists fixed using joist-hangers. A scar in the plasterwork to the rear of the stair and soot blackening of the wall, betrayed the location of a flue to a former hearth used to heat the tack room. A door located in the south-western corner of the room (now blocked externally) former lead into those removed accretions described earlier. The panelled door, which remained in situ, retained an early, possibly re-used, wrought iron L hinges and shaped latch. Both the window and door openings in the east wall were contemporary and built with simple plank like architraves. The ledge and braced door to (C5) was a replacement.
- 6.43 No internal access to (C4) was possible. AS discussed the double wagon doors were later insertion, again to re-use this space for garaging. The interior was lined out using the same vertical boarding as described for (C6) and the ceiling was plastered. A blocked fireplace and hearth stone set into the floor, lay central to the south wall. Neither this fireplace nor that in (C5) continued into the roof space, possibly removed during later roofing works. A softwood bridging joist, central to (C4) used the structure of the stack and the party wall to the north, to support the floor above. No other features remained.
- 6.44 The carriage entrance (C4) had been rebuilt in recent years, although appeared to retain or re-use a section of wall plate spanning the opening to the west.
- 6.45 Room (C2) had also been extensively re-built in recent years, but once formed part of the original 18th century stable. The interior of the room comprised bare fletton brick walls laid in stretcher bond and the floor modern brick setts. The party wall to (C1) had been strengthened by the addition of an internal skin of on-edge fletton work as had the interior elevation of the south wall. The north wall was a half brick thick with a central door opening. All modern work.

- 6.46 This rebuilding using fletton brickwork was also a feature of the north wall of (C1) and the uppermost courses of its eastern and southern walls. This rebuilding and strengthened was carried out as part of consolidation works and the replacement of the roof structure over this area (C1).
- 6.47 Former stables (C1) and (C1A) lay at the southern end of the building and within the east-west range. (C1) formed part of the original 18th century stable block, while (C1A) a later, 19th century extension accessed via an arched opening in the party wall. Neither retained any fixtures or fittings associated with their use as stables and both had seen some alteration and consolidation.
- 6.48 A common feature to both areas was that they incorporated and re-used the pre-existing 18th century garden wall (to Westgate House) as their eastern flank wall, overbuilt to meet the requisite height. The wall is clearly seen in the flank wall as it follows the gradual down-hill slope and is not built level. Both the south wall to (C1) and (C1A) butt up to it using a straight joint. This is also the case with the north wall of (C1) which had recently been completely rebuilt (at the same time as C2) incorporating an internal skin of fletton brick and the rebuilding of the uppermost courses of the walls of (C1 & C1A) to receive a new first floor structure, constructed using 8 x 2 inch soft wood joists. The west internal wall of (C1) was built in random bond including examples of part bricks, courses of flint and timber bearers at c.7 course intervals. It contrasted with the character of the load bearing south wall which more uniform in its construction, built using 9 inch reds laid in English bond, in a hard mortar. A central arched opening between (C1) and (C1A), built with a brick voussoir and plastered below the arch, was contemporary with the south wall, and obviously re-used when the southern extension was added. The southern extension was constructed using brickwork laid in a random Flemish bond with also included timber bearers. The two half round headed openings and the central door opening had both recently been blocked using fletton brickwork.
- 6.49 **First Floor**
- 6.50 The first floor, which did not oversail (C6) to the north, was at the time of the survey a single open space unhindered by internal divisions. However the roof structures over the north-south and the east to west ranges were markedly different in character and date, that over southern (east-west) ranges (C1 & C1A) having been completely replaced in recent years (later 20th century).
- 6.51 The older roof, which extended most of the length of the north-south range to the hip rafter in the south, was a trapped side purlin construction. It is a 5 bay roof, which incorporates a pitch roofed taking-in hatch along the eastern pitch and a smaller gable dormer window to the western roof pitch.
- 6.52 The roof structure appears to have been rebuilt and repaired since the mid-later 19th century, although it still retains evidence of an earlier, pegged, oak roof, in the form of a surviving hip rafter and brace. The common rafters are a diverse mix of oak and softwood, some still partly in the round or half poles of varying scantling. The rafters, set at c. 15-16 inch centres, which rise up to pinch a ridge plank, are also supported toward the foot and at the floor junction, by short vertical nailed on struts. Many of the rafters, some of whom show evidence of burning, had been turned and/or replaced, particularly above the collar level. The roof is braced laterally by a series of four 19th century machine-cut softwood collars which have been nailed to the adjacent common rafters and into the hip rafter at the roof junction. Of interest is the presence of Baltic Marks, scribed into northern most collar. These timber batch and quality marks show that the collars and probably much of the 19th century softwood was imported from the Baltic regions, a feature common to many agricultural buildings of the period. The taking-in door (east) and the dormer window (west) were both later insertion, cut through the existing rafters.
- 6.53 The roof structure over the southern range is a modern replacement, built using unplaned machine cut softwood rafters and frequent high light-weight collars. The roof was nailed together and the timber printed with the British Standard Kite Mark.

Interestingly the dormer window in the eastern hipped end, was 19th century in date and had clearly been re-introduced into the later roof.

6.54 Building D (Plates 41-42)

6.55 Building D first appears on the OS extract of 1926 and is a large glass-house, located to the south of the former stable (C) and at the northern end and within an enclosed, walled former kitchen garden. At the time of the survey it was part obscured by undergrowth and based on the potential for falling glass, unsafe to enter. The glass house was built off a brick base and with a timber-framed super-structure. Features were difficult to record due to the extent of undergrowth, although it did incorporate a small boiler to heat the greenhouse over winter months.

6.56 Boundaries (Plates 43-49)

6.57 Walls (W1), (W2) and (W3) formed the eastern and western walls to the rear garden of Westgate House. All three walls appear on the later 18th century mapping, W2 also forming the eastern wall of the kitchen garden south of Building (C). The walls (W1) and (W2) were built using similar brickwork laid in English Bond. The bricks in both walls typically measured 220mm x 55-60mm x 105mm and were laid in lime mortar with wide joints. Evidence of both diagonal and horizontal kiss marks were seen in (W2) as was the presence of a low wall plinth with a chamfered brick coping. The upper 10 courses of (W2) were a later, 19th century wall heightening, built using paler orange brickwork, but laid in the same English Bond and the top 6 courses soft reds with many blown faces. A dentil course was present on the west facing elevation of this wall. Possibly the most significant feature of (W1) was the survival of an inserted ornate arched entrance way, comprising re-used window tracery and dressings, which probably originate from the nearby Abbey site. The arch is topped with a later masonry lions head finial and the top of the wall in the area of the arch, built using crudely faced flint rubble. Wall (W1) is faced on its eastern side with flint rubble and more randomly coursed brickwork, thus presenting its best elevation to the garden (west).

6.58 Wall (W4) forms the site boundary to Friars Lane and in part the boundary of Kennel Cottage to Friars Lane. The wall south of Stable (A) comprised a low coursed flint rubble wall, built with red brick piers at regular intervals and capped by a concrete coping. It is unlikely that the present wall of any great age, although it is obviously built following the same line as an early predecessor. The character of this wall continues unchanged until it meets the boundary of Kennel Cottage. Here the wall rises full height (as a screen) and is comprised of a random aggregation of irregular coursed, whole and part bricks, flint and masonry rubble. Decorative long and short work quoining marks the boundary of the two walls. The present opening through the wall and into Kennel Cottage is a later insertion or re-build.

6.59 Courtyard dividing wall (W5) was added in the later 19th or early 20th century and in association with widening of the site access from Westgate Street and a possible division of tenancy. The wall is constructed using large 9 inch hard red bricks in Monk Bond.

7 DISCUSSION

- 7.1 The historic building survey and cartographic research into the historic and architectural development of a series of ancillary/outbuildings (A-D), adjacent and to the rear of Westgate House, has shown that the three principal buildings (A-C) were built over a period spanning the later 18th century to the later 19th century and had, during this period and recent years, been considerably altered or rebuilt.
- 7.2 Buildings (A) and (C) were both constructed as or adapted into stables, the earlier, stable (C), dating from the later 18th century and built as outbuildings, quite likely stabling, serving the adjacent Georgian Westgate House. The later stable (A) was purpose-built to form part of the livery requirements of the Greene King brewery, first established at Westgate during this period (by 1887), and whose part founder, Edward Greene, had previously acquired Westgate House in 1865-6.
- 7.3 Whilst, due to alterations and remodelling works, little survives of the 18th century building (C), its distinctive L shaped footprint is still recognisable as is the remnants of an earlier roof-structure, albeit a single oak hip rafter and brace. The roof structure is otherwise much altered, although it retains evidence of later 19th century bracing, with the addition of new collars, one example showing Baltic bracking marks, a characteristic of imported softwood widely used in residential and industrial buildings of the period. A feature of this stable, and one repeated in both buildings (B) and (A) is the incorporation of a pre-existing boundary or garden wall into the super structure of the building. In the case of (C) and (B) both re-use the 18th century garden wall to Westgate House and in building (A), the re-use of an earlier flint built boundary wall to Friars Lane.
- 7.4 The 18th century internal layout of building (C) is difficult to establish as it underwent a significant remodelling and enlargement in the mid to mid-later 19th century. This created the much of the present internal spatial configuration, particularly the stables, tack room and office (C1A, & C4-6) and a contemporary or slightly later improvements to the hayloft with the insertion of the present taking-in door and the dormer windows. The internal treatment to stable (C6) with its match-boarded walls and lofty plastered ceiling, if compared to the plainer treatment present in (C1 & C1A), suggest a hierarchy in the stabling provision, with the former reserved for finer, riding horses. The stable was once again refurbished in the 20th century with the addition of new doors and alterations to the office (C4) and stable (C6). In recent years the building had been the subject of some significant alterations, with the complete replacement of the first floor and roof structure over (C1) and (C1A), the rebuilding of (C2).
- 7.5 The cartographic evidence shows that stable building (A) was built during the later 19th century (by 1885) as a purpose-built stable. It incorporated a carriage house and a heated tack room and office within its southern bays, with stabling to the north. Whilst most of the building dates to the later 19th century period, a distinct change in brickwork suggests the elevated hayloft (over A3), built with Gothic influences typical of the period, was a slightly later addition and the rear elevation, as already discussed, was built off a pre-existing boundary wall. The stable was also shortened by half a bay to the east, following the widening of the access from Westgate Street. The later re-use of the building for storage and as a garage and workshop had clearly had a considerable impact on its integrity, with the removal of the first floor structure to the hayloft, the insertion of modern garage doors, and the loss of almost all fixtures and fittings, apart from an area of 18th-19th century brick floor and gulley, associated with its stabling use.
- 7.6 Building (B) was also added during the later 19th century, an event evidenced by graffiti and the date of 1896 cut into brickwork of the link between building (B) and Thos. Peatlings. Building (B), latterly in-use as a small warehouse, was a pre-fabricated construction, a 'kit form' building comprising a light-weight softwood timber frame. It was built off a brick wall plinth and the garden wall to the east. The latter was raised to the requisite height to receive (B) and a parapet wall added to the east to conceal the roof line from the garden. The use of an external cladding of corrugated iron sheeting, is typical of these light-weight pre-fabricated buildings, which are frequently associated

with village halls, school annexes or tin chapels. By implication they are quick, easy and cheap to construct. The original use of (B) is unclear, although it appears to have been built as a large single space (with no internal divisions) such as a meeting hall or store appended to the rear of the main building.

- 7.7 Building (D), was the least significant of the group, and was a large glass-house, built during the later 19th to early 20th century to south of stable (C). It is first shown along with a south facing (lean-to) glass-house (to the west) and another lean-to glass-house to the east, on the map extract of 1926, and at the northern end of a walled kitchen garden.
- 7.8 The survey has shown that this group of buildings, particularly buildings (A-C) had been altered, remodelled and in parts, significantly rebuilt since their construction during the 18th and 19th centuries. These alterations were mainly associated with a gradual change in use of the buildings, particularly the stables following the increased reliance on vehicular transport, the subsequent use of the site as garaging (modern equivalent to stabling) and for storage. These alterations have clearly had a significant impact on the building fabric and survival of contemporary fixtures, fittings or treatments, a loss which has compromised the historic integrity, character and significance of this small building group.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank CgMs Consulting acting on behalf of Greene King PLC for commissioning the project. The project was managed for Pre-Construct Archaeology Limited by Taleyna Fletcher. The historic building survey and report writing was completed by Adam Garwood. The background research was completed by Taleyna Fletcher and the illustrations were prepared by Adela Murray Brown.

9 BIBLIOGRAPHY

Brown, D., 2008. Standard and Guidance for the Preparation of Archaeological Archives.
Institute for Archaeologists

English Heritage, 2006. Understanding Historic Buildings: A guide to good recording practice

CgMs 2011 Built Heritage Assessment in respect of Land at Westgate House, Bury St
Edmund's, IP33 1QS

Fletcher, T 2015 Written Scheme of Investigation: Land at Westgate House, Westgate Street,
Bury St Edmunds, Suffolk.

APPENDIX 1 OASIS FORM

OASIS ID: preconst1-204736

Project details

Project name Built Heritage Survey of Outbuildings Adjacent to Westgate House, Westgate Street, Bury St Edmunds, Suffolk IP33 1QS

Short description of the project A programme of historic building recording of a series of former stores, utility buildings and structures adjacent to Westgate House, Bury St Edmunds was carried out to record the setting and character of the buildings prior to their alteration or demolition. The building survey and research has shown that the three principal buildings (A-C) were built over a period spanning the later 18th century to the later 19th century and had, during this period, been considerably altered or rebuilt. They include two 18th to 19th century stable buildings, a pre-fabricated 19th century Hall and a former glass house.

Project dates Start: 19-01-2015 **End:** 21-01-2015

Previous/future work No / Not known

Any associated project reference codes DC/13/0903/FUL - Planning Application No.

Type of project Building Recording

Site status Conservation Area

Current Land use Industry and Commerce 4 - Storage and warehousing

Monument type STABLE Post Medieval

Monument type GREEN HOUSE Modern

Monument type PRE FABRIACTED BUILDING Post Medieval

Methods & techniques "Photographic Survey", "Survey/Recording Of Fabric/Structure"

Prompt Planning condition

Project location

Country England

Site location SUFFOLK ST EDMUNDSBURY BURY ST EDMUNDS Westgate House, Westgate Street, Bury St Edmunds, Suffolk IP33 1QS

Postcode IP33 1QS

Site coordinates TL 85475 63726 52.2399606583 0.716794888034 52 14 23 N 000 43 00 E Point

Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project brief originator Abby Antrobas

Project design originator Pre-Construct Archaeology

Project director/manager Gary Brown

Project supervisor Adam Garwood

Type of sponsor/funding body Private company

Name of sponsor/funding body Greene King PLC

Project archives

Physical Archive Exists? No

Digital Archive recipient Suffolk County Council

Digital Media available "Images raster / digital photography", "Text"

Paper Archive Exists? No

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Built Heritage Survey of Outbuildings Adjacent to Westgate House, Westgate Street, Bury St Edmunds, Suffolk IP33 1QS

Author(s)/Editor(s) Garwood, A

Date 2015

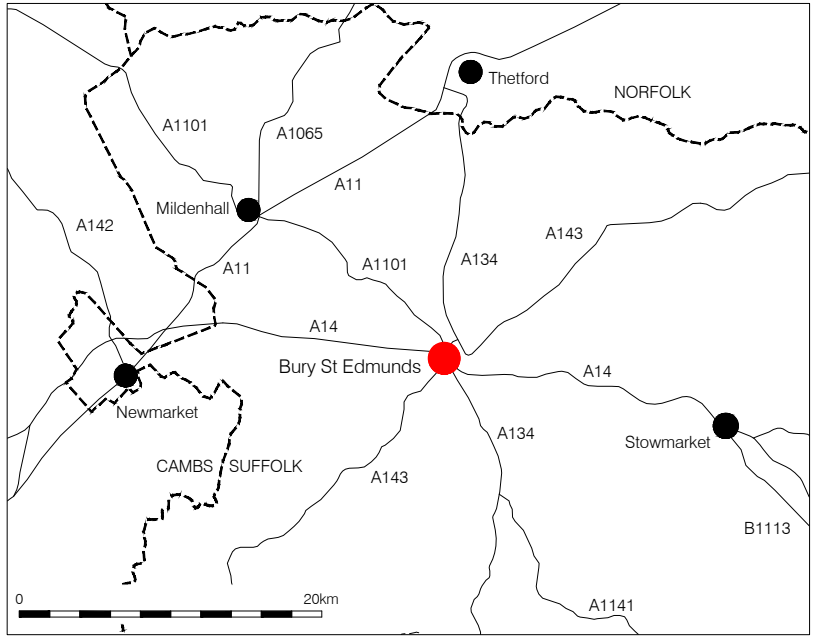
Issuer or publisher Pre-construct Ltd

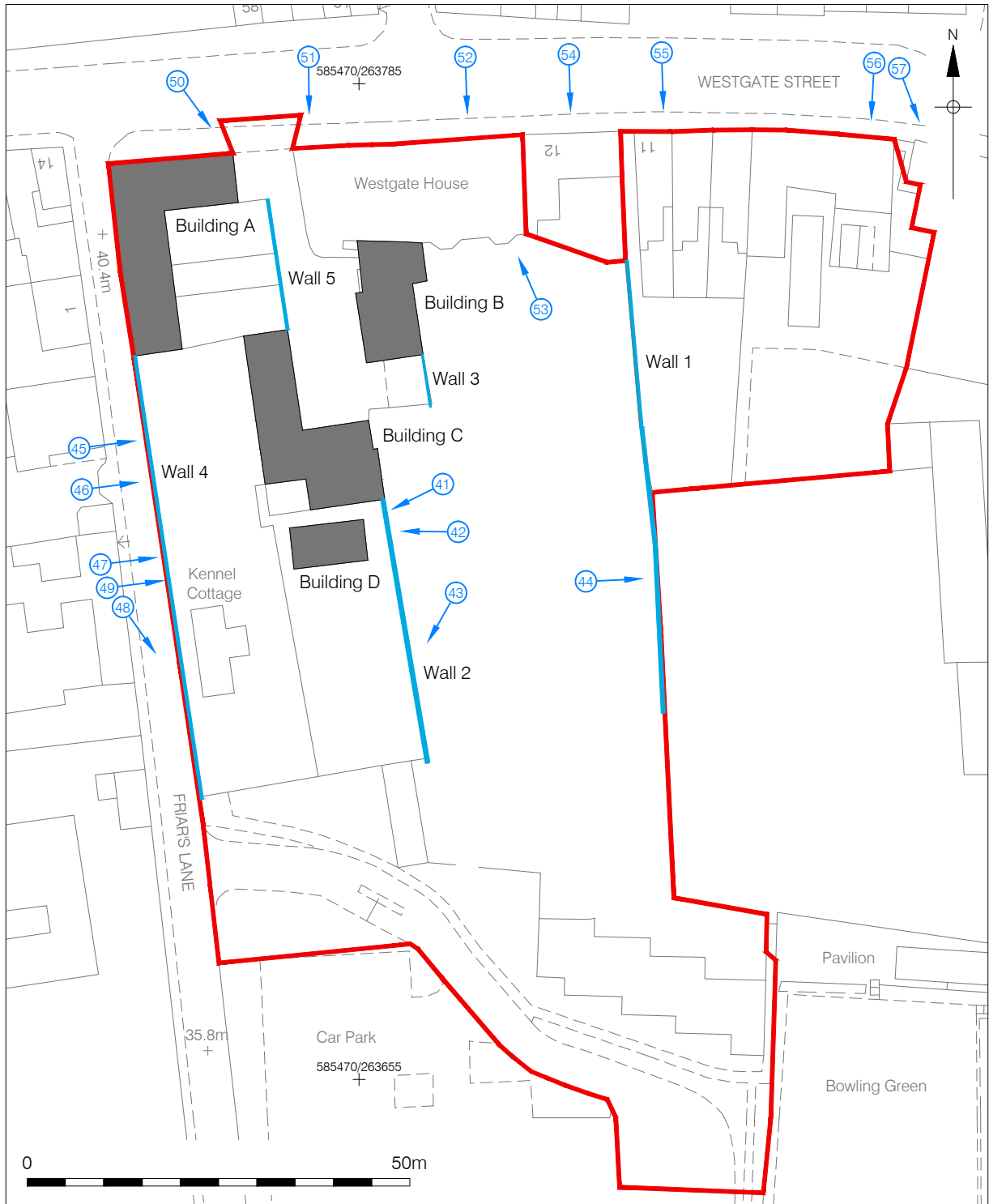
Place of issue or publication Cambridge Office

Description A4 PDF report

Entered by adam garwood (agarwood@pre-construct.com)

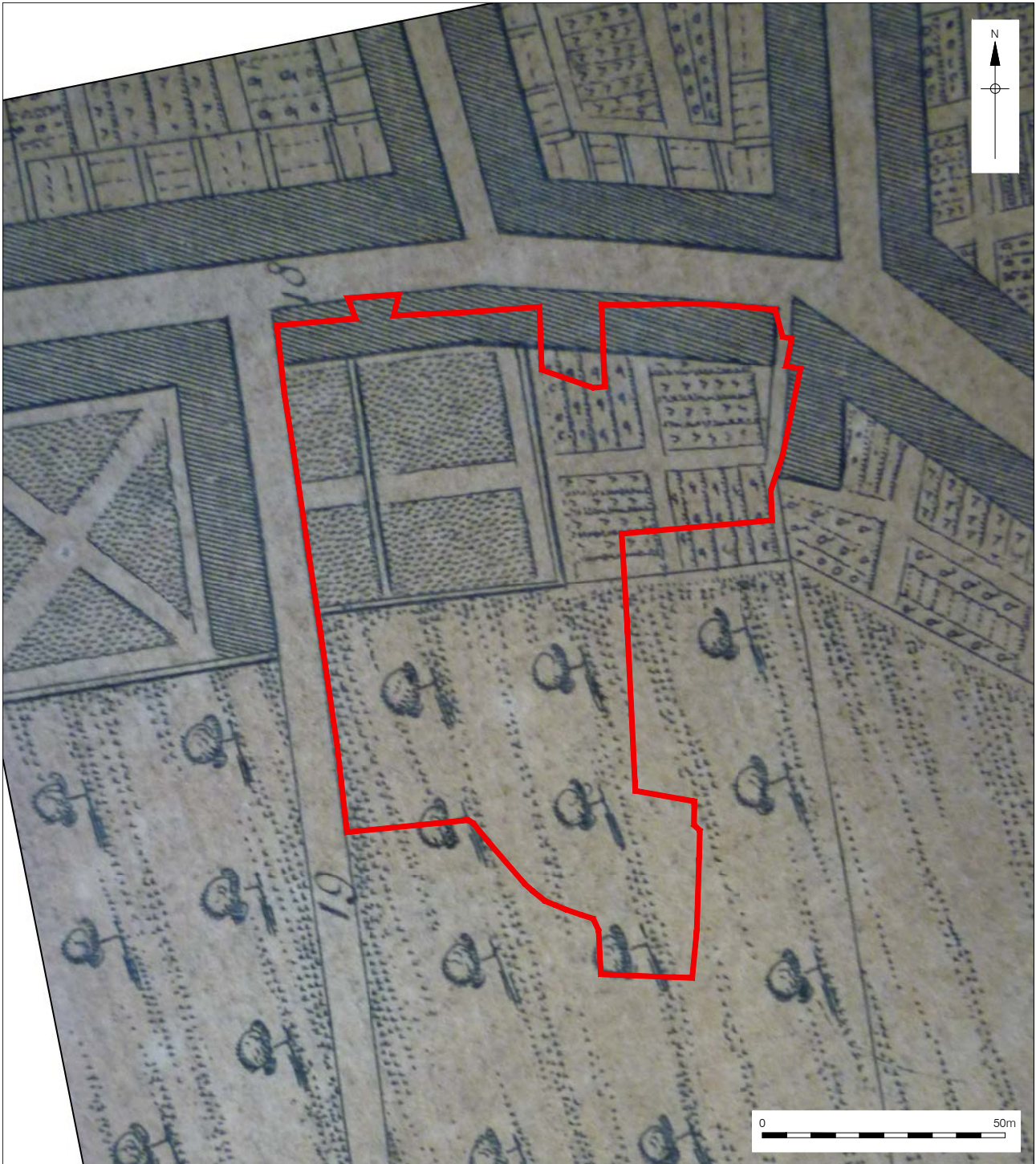
Entered on 26 February 2015





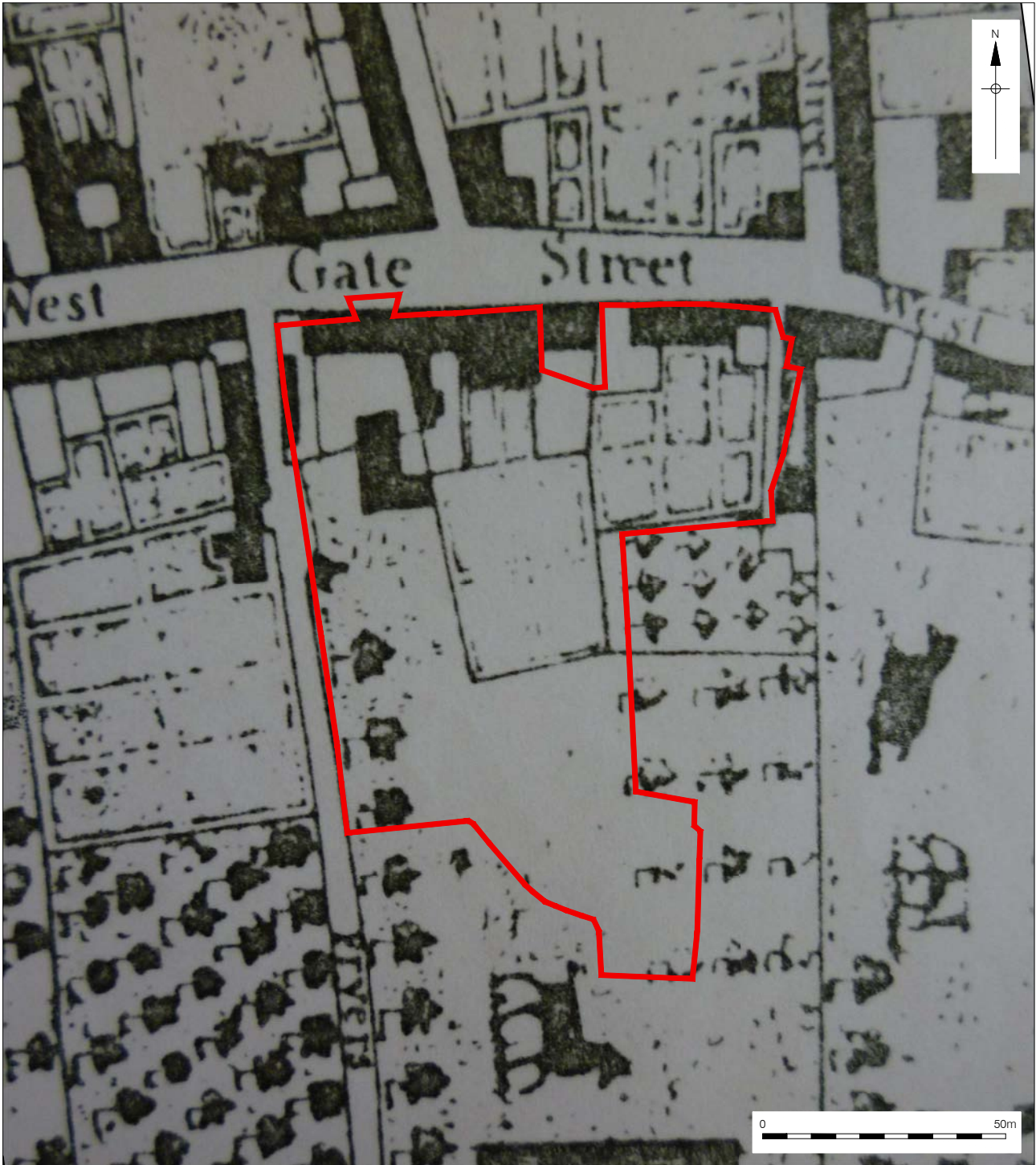
© Crown copyright 2014. All rights reserved. License number PMP36110309
 © Pre-Construct Archaeology Ltd 2015
 27/01/2015 AMB

Figure 2
 Detailed Site Location and External Plate Locations
 1:800 at A4



© Pre-Construct Archaeology Ltd 2015
26/01/2015 AMB

Figure 3
A. Downings Plan of Bury St Edmunds dated 1740
1:1,250 at A4



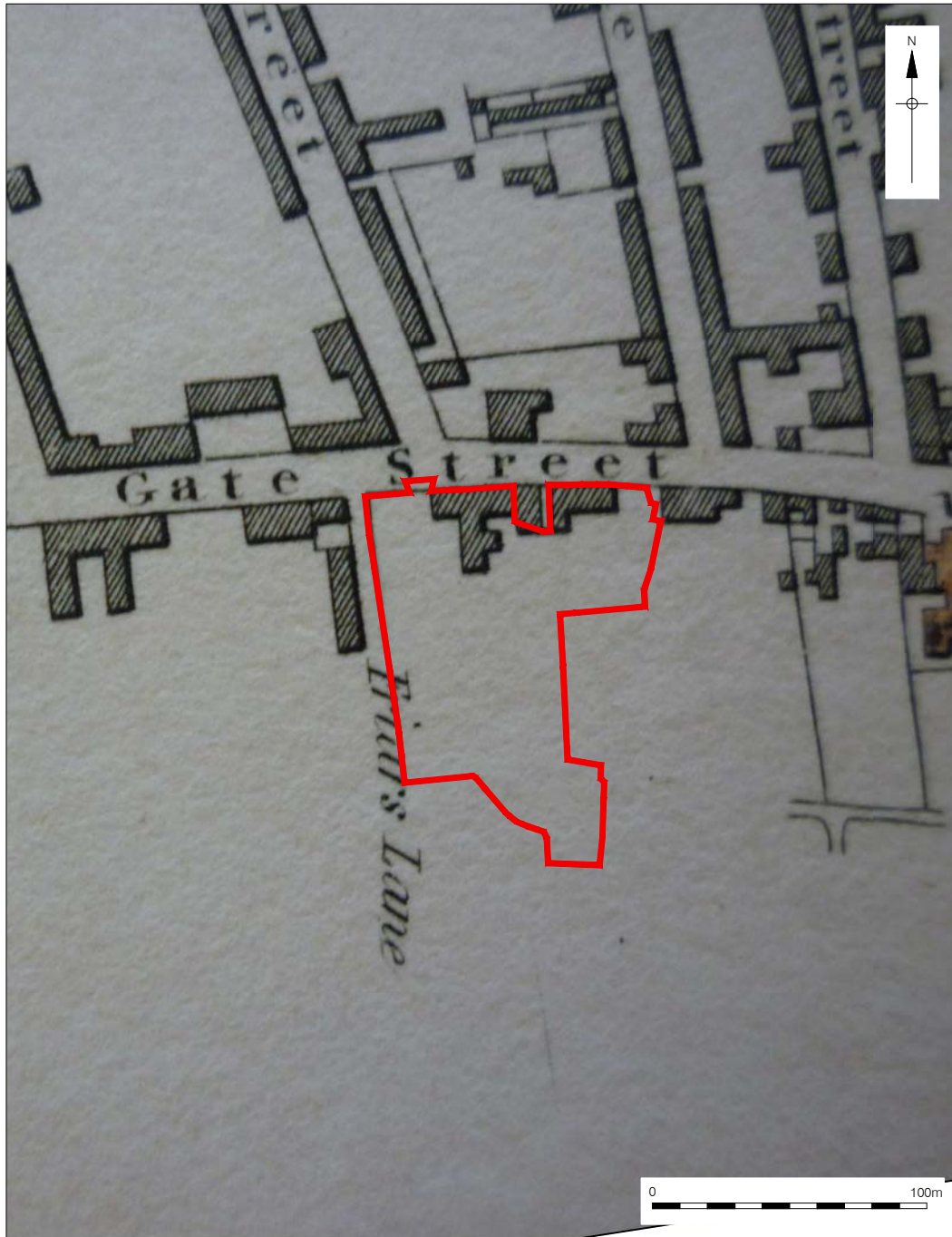
© Pre-Construct Archaeology Ltd 2015
26/01/2015 AMB

Figure 4
Thomas Warren's Map of Bury St Edmunds dated 1776
1:1,250 at A4



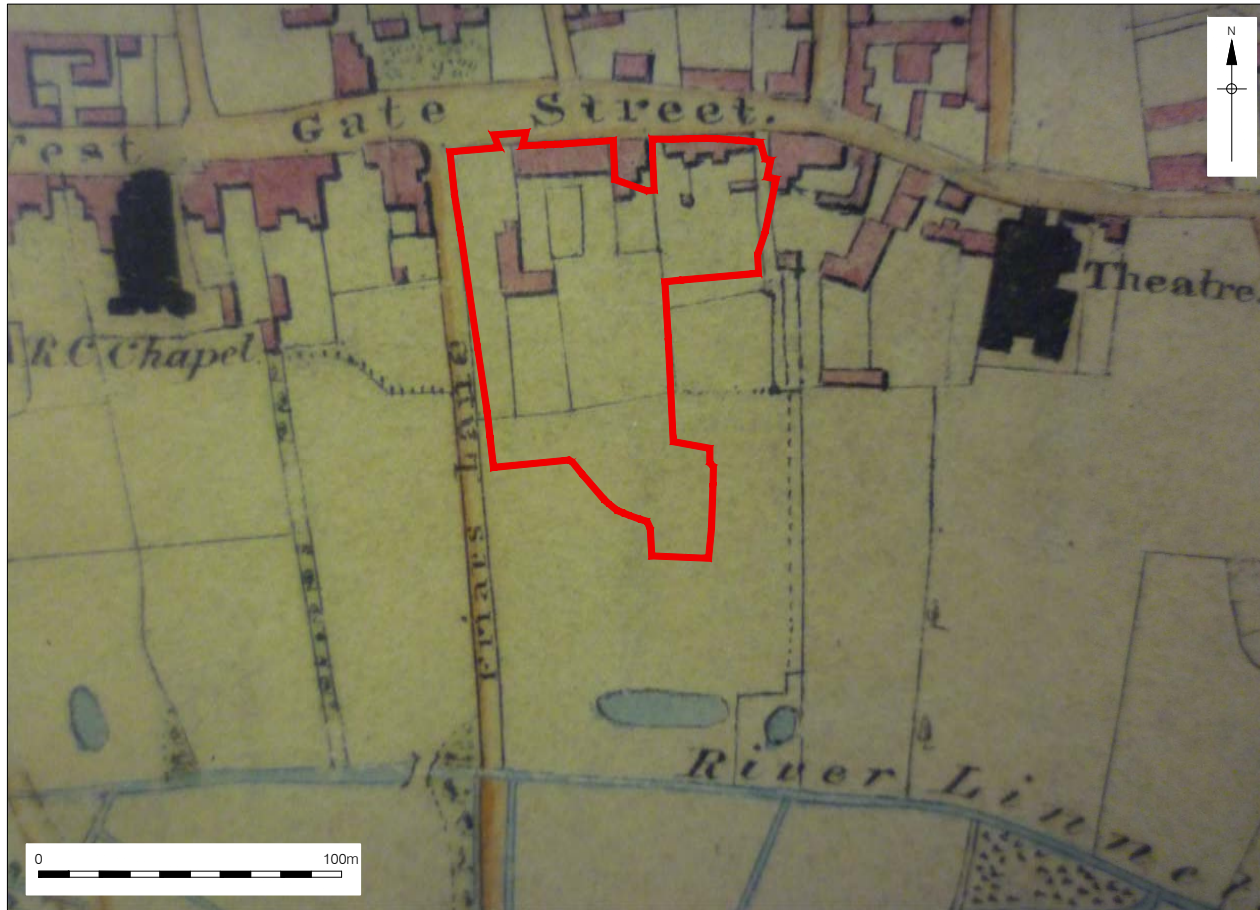
© Pre-Construct Archaeology Ltd 2015
 26/01/2015 AMB

Figure 5
 Plan of the Borough of Bury St Edmunds dated 1791 (Thos. Warren)
 1:2,500 at A4



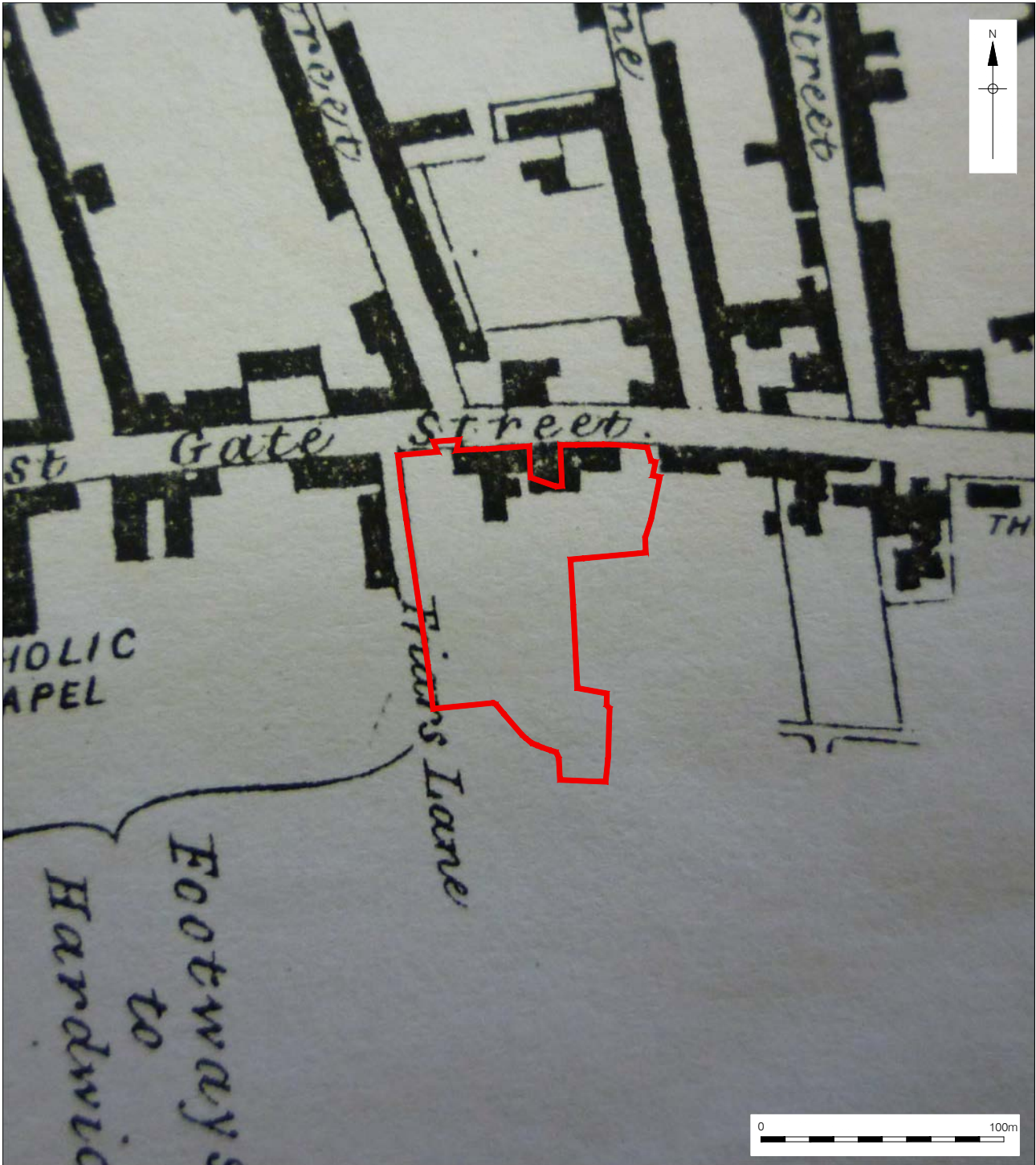
© Pre-Construct Archaeology Ltd 2015
26/01/2015 AMB

Figure 6
Plan of the Borough by A.G. Lenny dated 1823
1:2,500 at A4



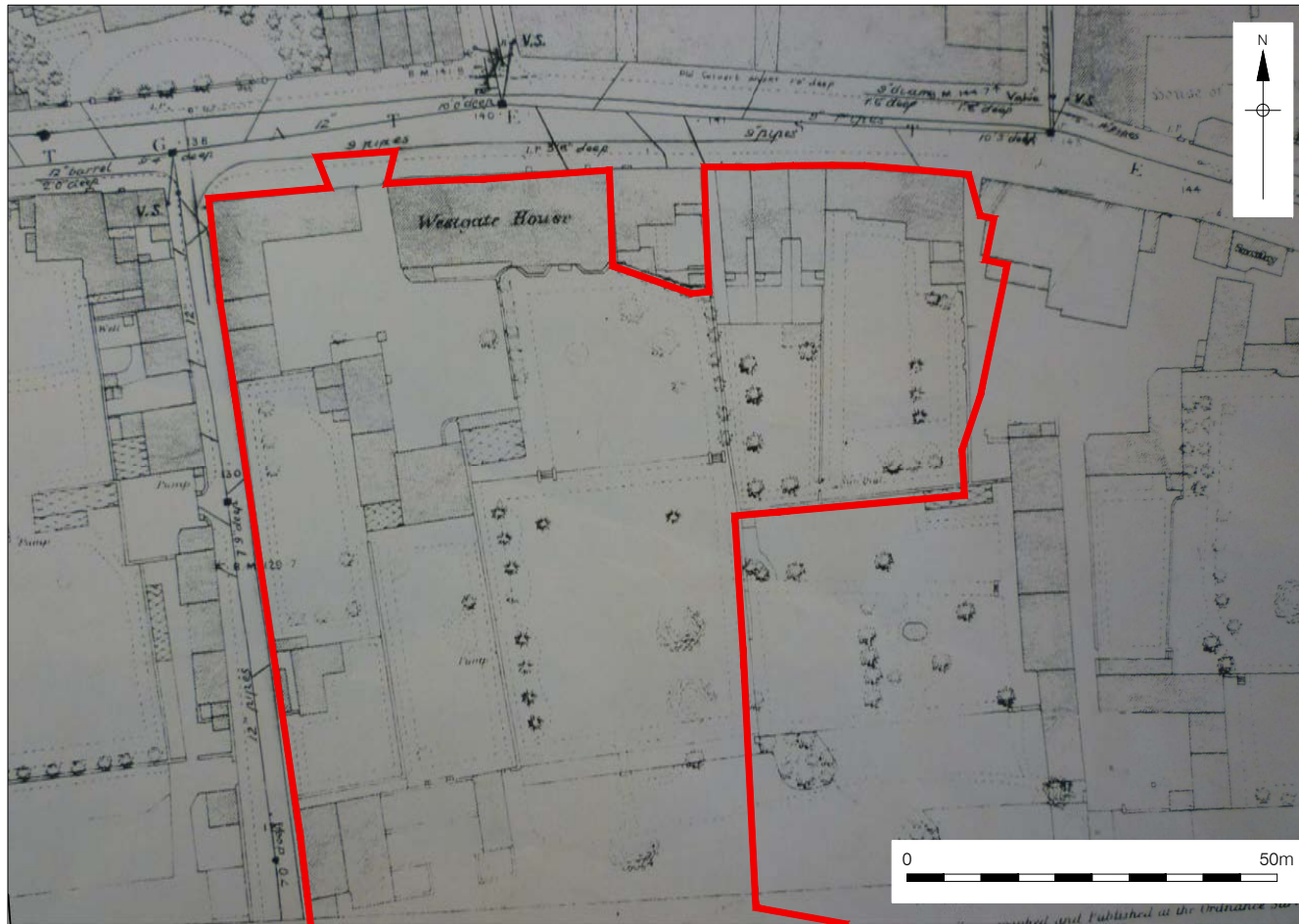
© Pre-Construct Archaeology Ltd 2015
26/01/2015 AMB

Figure 7
Tithe Map for Bury St Edmunds dated 1845
1:2,500 at A4



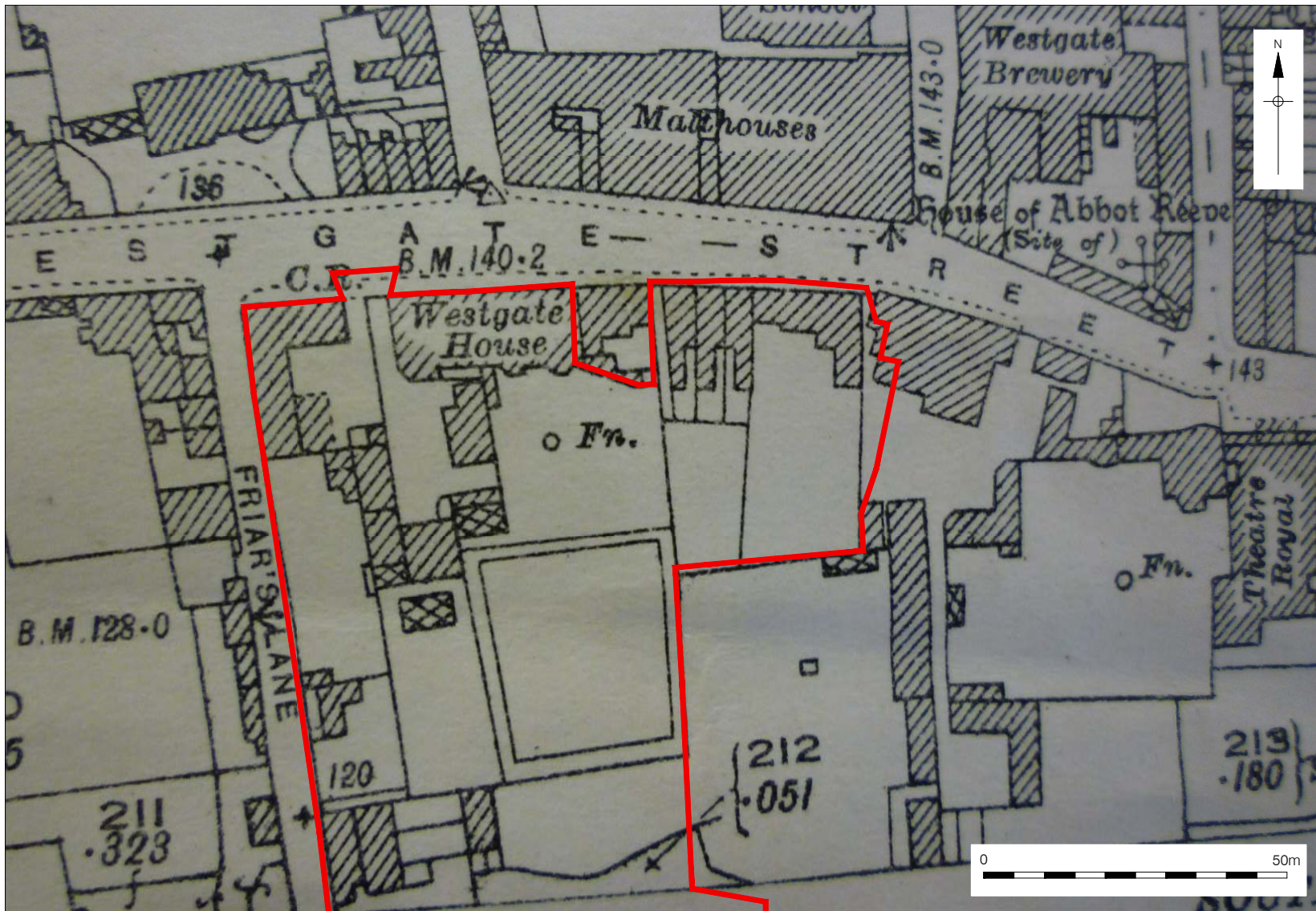
© Pre-Construct Archaeology Ltd 2015
26/01/2015 AMB

Figure 8
John Croft's Plan of the Borough of Bury St Edmunds dated 1867
1:2,500 at A4



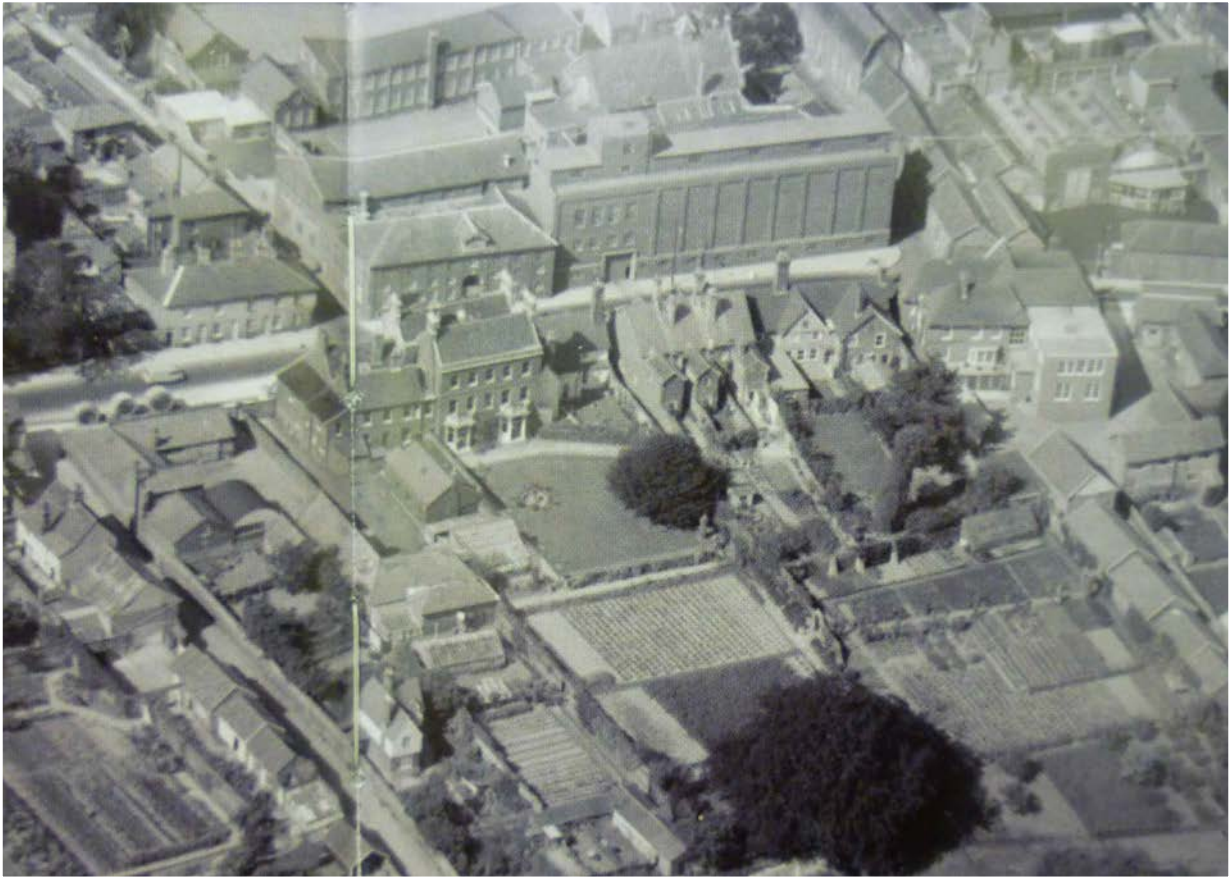
© Pre-Construct Archaeology Ltd 2015
26/01/2015 AMB

Figure 9
Town Plan of Bury St Edmunds dated 1885
1:1,000 at A4



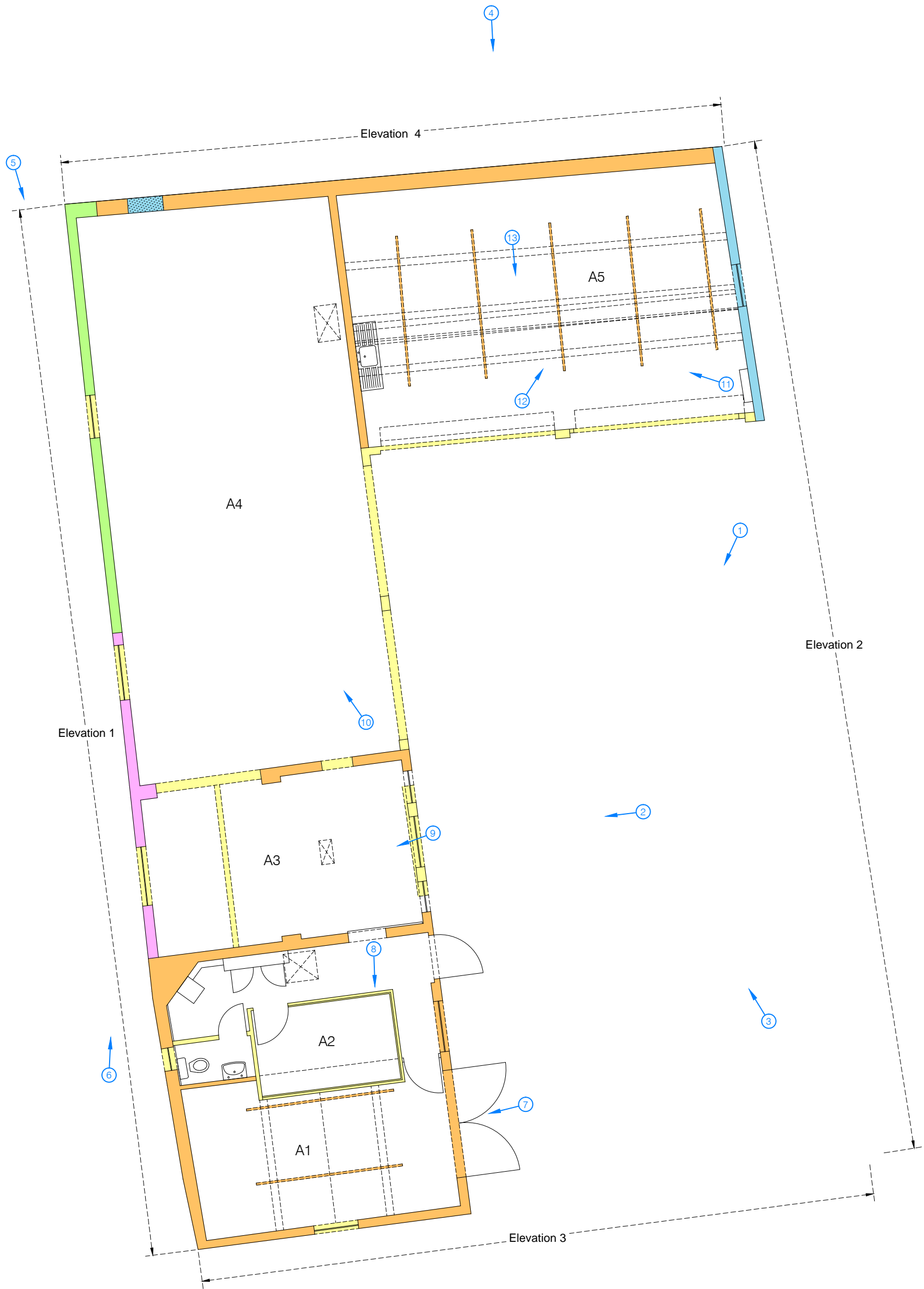
© Crown copyright 1926. All rights reserved. License number 36110309
© Pre-Construct Archaeology Ltd 2015
26/01/2015 AMB

Figure 10
Third Edition OS Map of 1926
1:1,000 at A4



© Pre-Construct Archaeology Ltd 2015
26/01/2015 AMB

Figure 11
Aerial Photograph of Westgate Street dated 1963



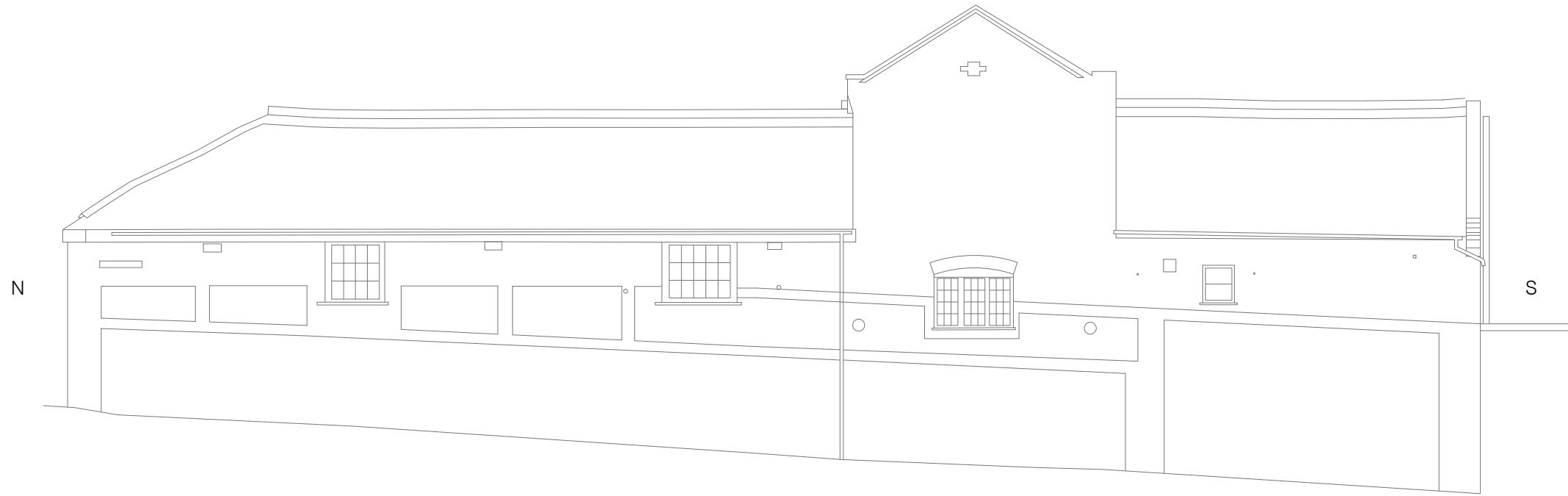
- Modern
- Modern and 18th century boundary
- Mid-late 19th century and 18th century boundary
- Mid-late 19th century
- Late 19th to early 20th century



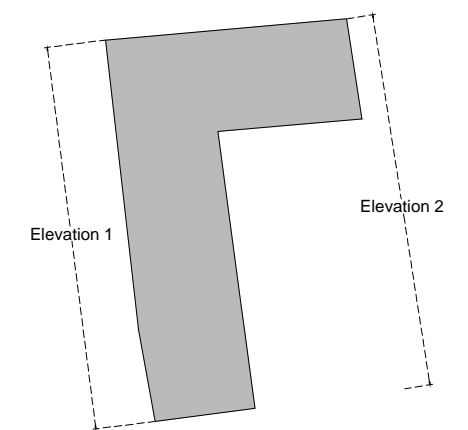
Digital data supplied by East Anglian Land Surveys LTD.
© Pre-Construct Archaeology Ltd 2015
27/01/2015 AMB

Figure 12
Building (A) Ground Floor Plan (as existing)
1:100 at A3

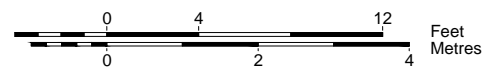
Elevation 1



Elevation 2



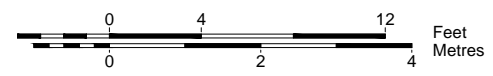
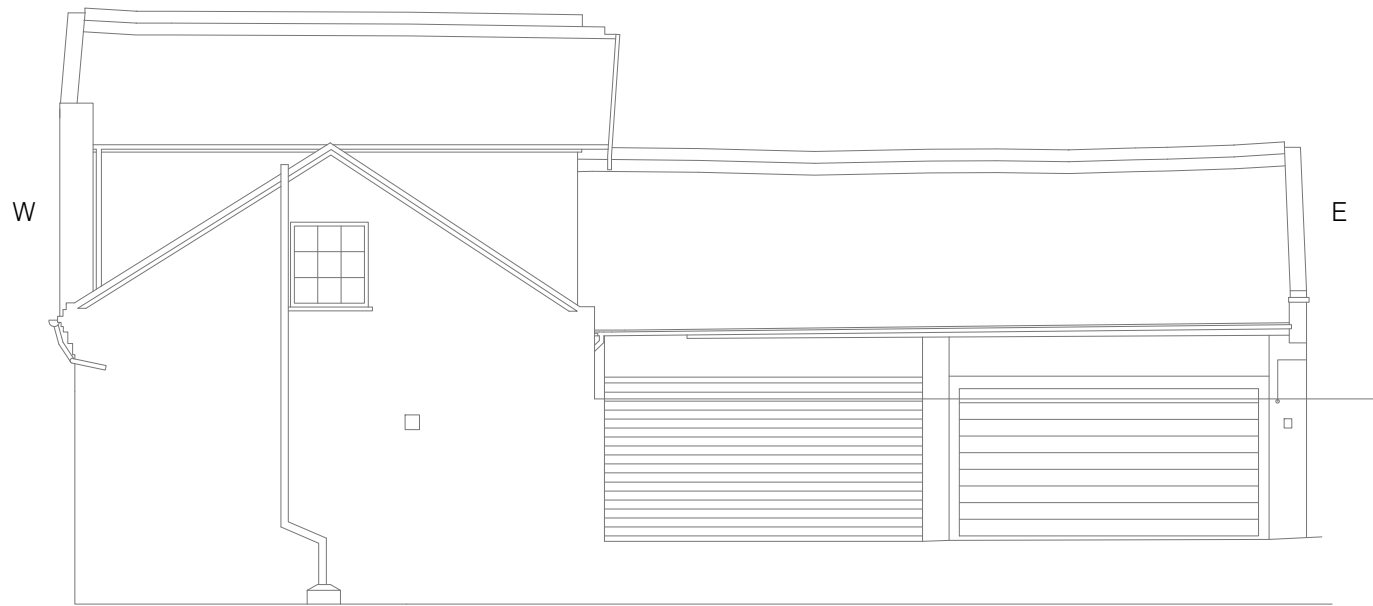
Plan of Building A



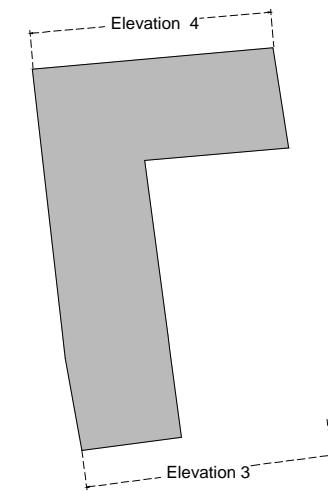
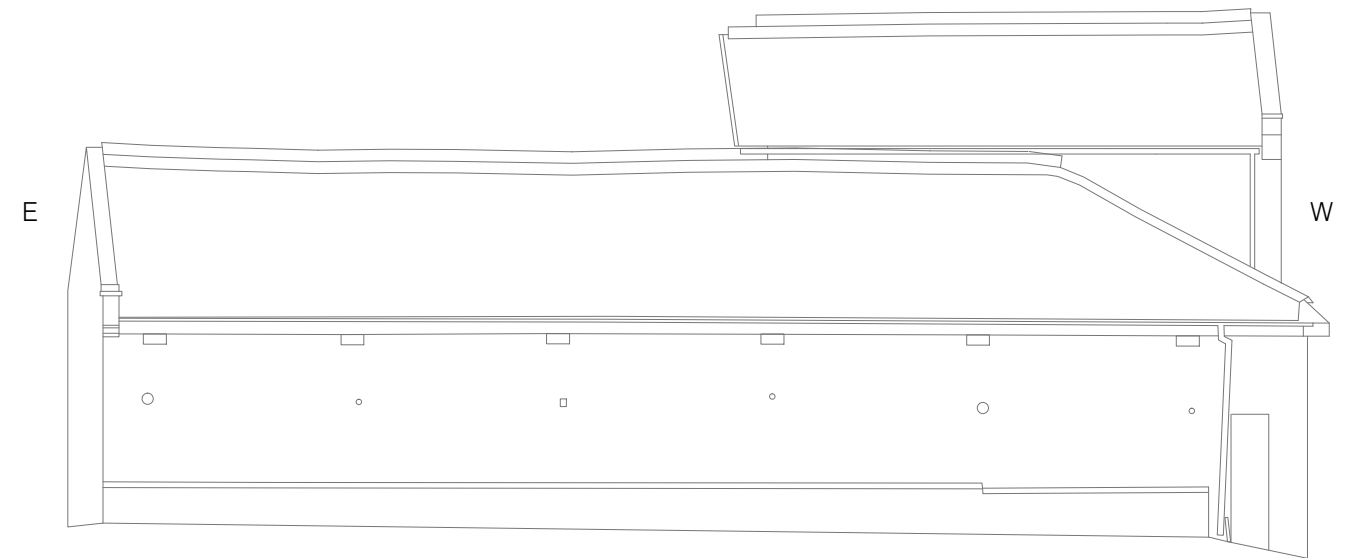
Digital data supplied by East Anglian Land Surveys LTD.
 © Pre-Construct Archaeology Ltd 2015
 27/01/2015 AMB

Figure 13
 Building (A) Elevations
 Elevations 1:100; Plan 1:500 at A3

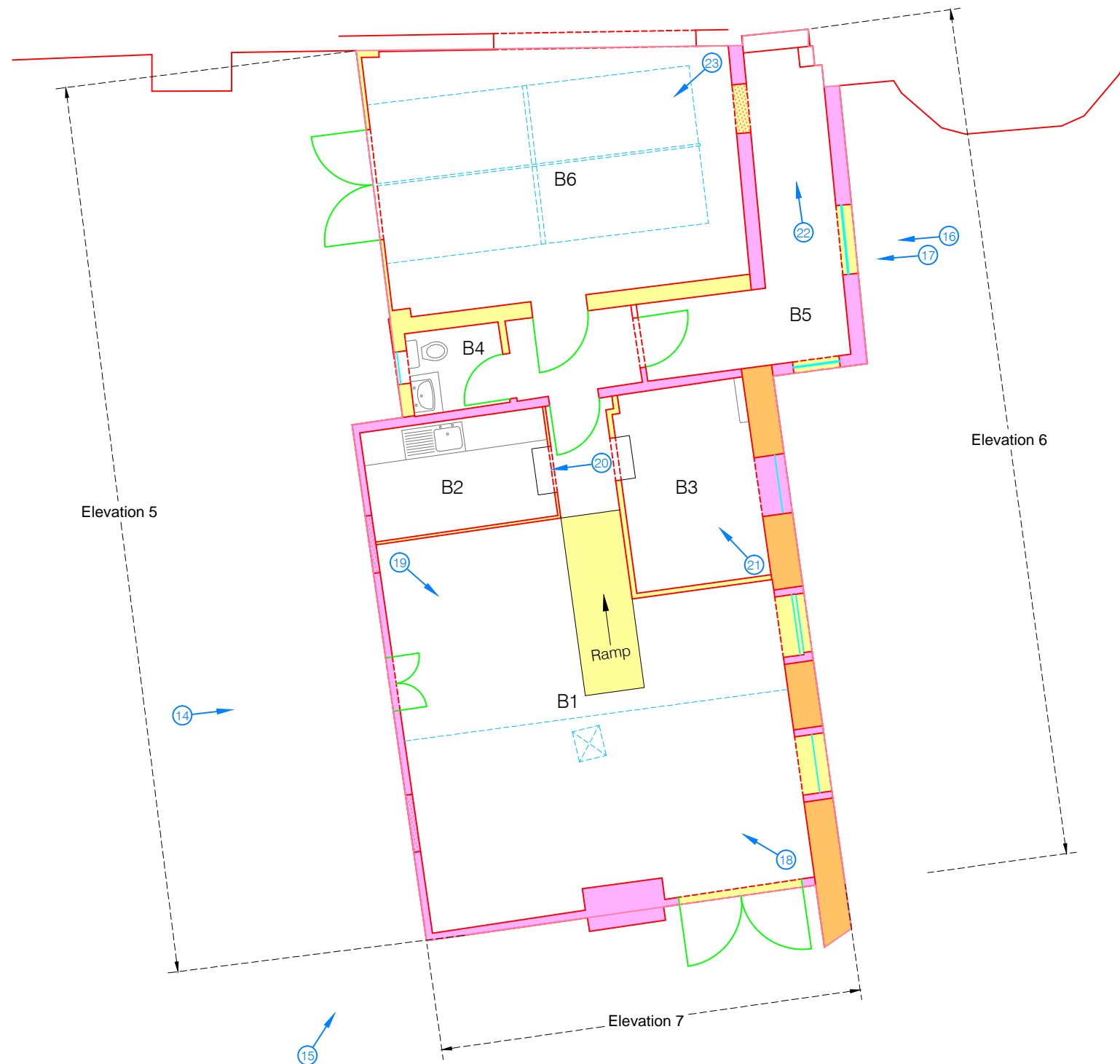
Elevation 3



Elevation 4



Plan of Building A

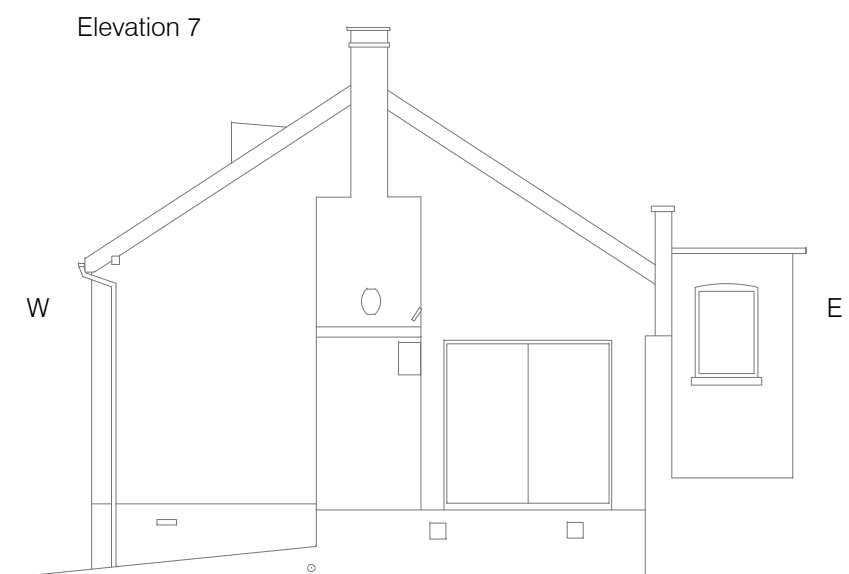
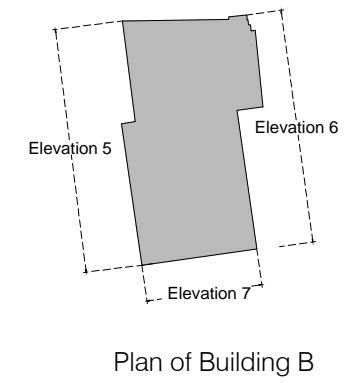


- Modern
- Late 19th century and 18th century boundary
- Late 18th and late 19th century

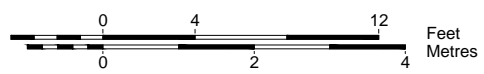


Digital data supplied by East Anglian Land Surveys LTD.
© Pre-Construct Archaeology Ltd 2015
27/01/2015 AMB

Figure 15
Building (B) Ground Floor Plan (as existing)
1:100 at A3

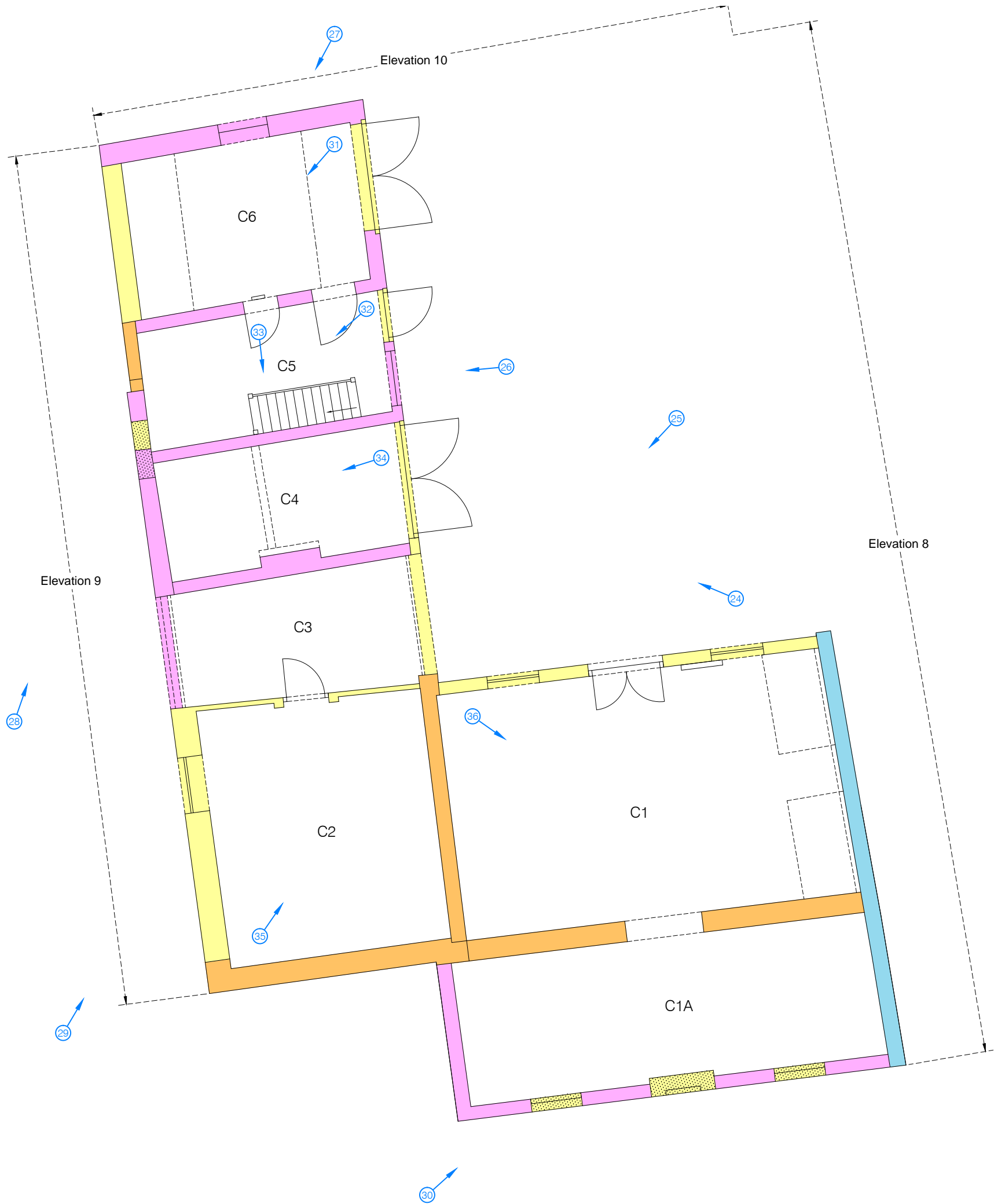


DATUM LINE 38.00m
NORTH EAST ELEVATION

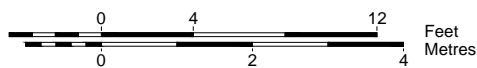


Digital data supplied by East Anglian Land Surveys LTD.
© Pre-Construct Archaeology Ltd 2015
27/01/2015 AMB

Figure 16
Building (B) Elevations
Elevations 1:100; Plan 1:500 at A3

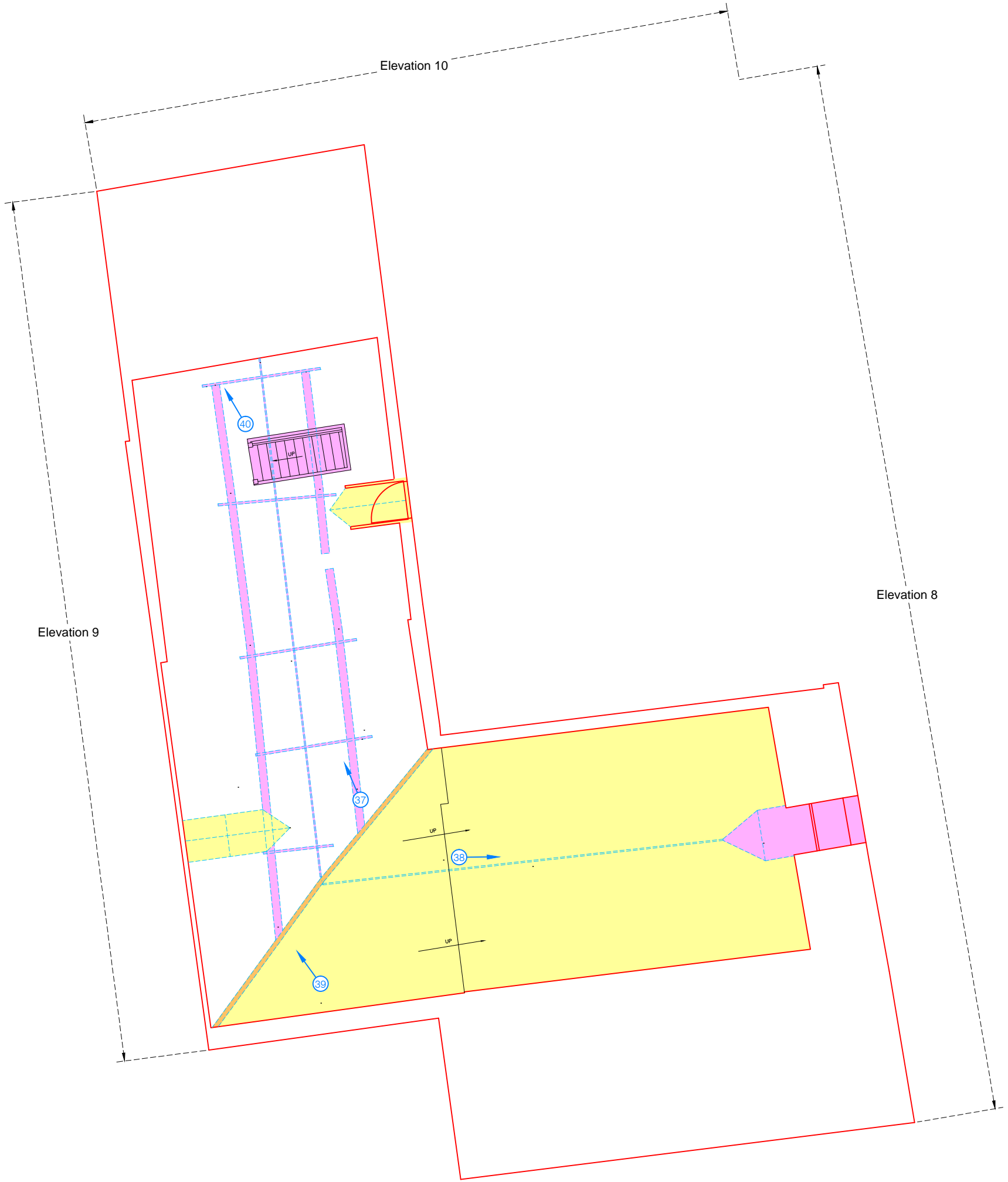


- Modern
- Mid-late 19th century
- Late 18th-early 19th century
- 18th century garden wall

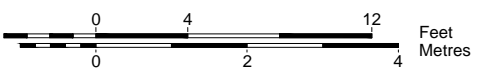


Digital data supplied by East Anglian Land Surveys LTD.
© Pre-Construct Archaeology Ltd 2015
27/01/2015 AMB

Figure 17
Building (C) Ground Floor Plan (as existing)
1:100 at A3

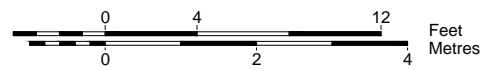
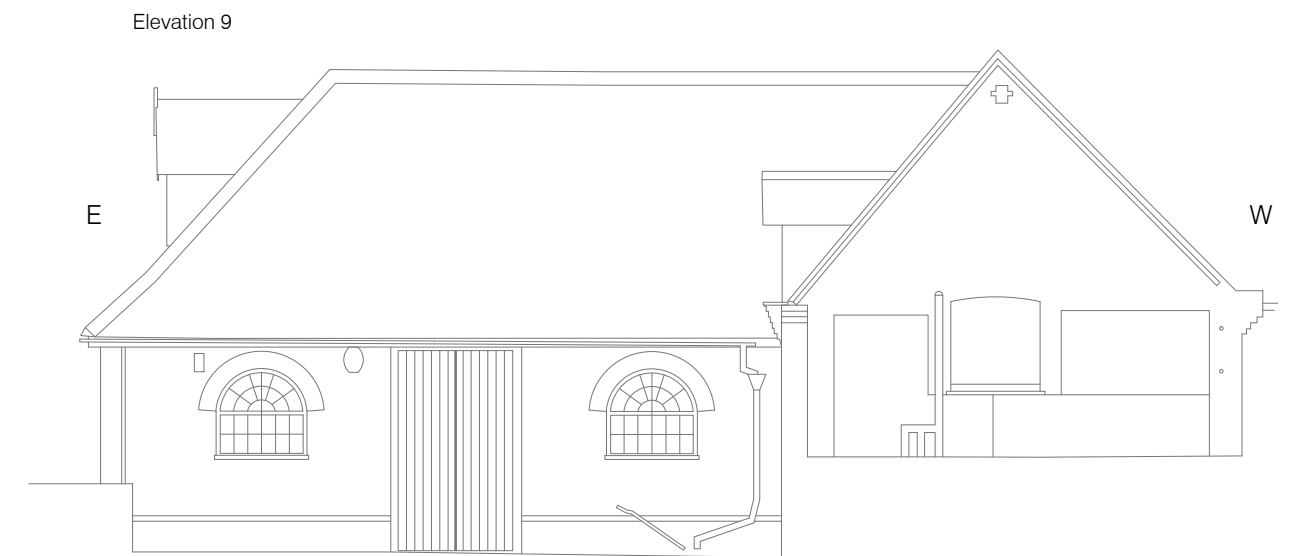
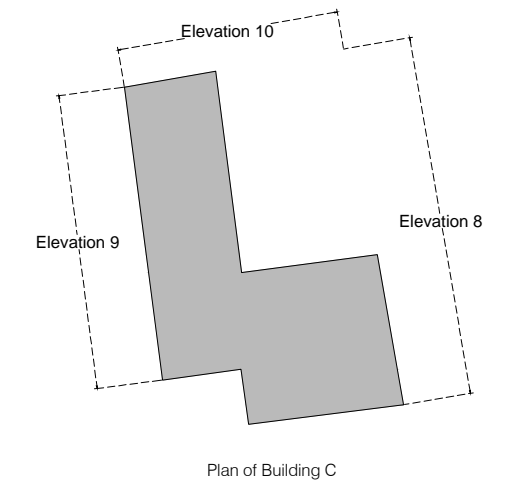
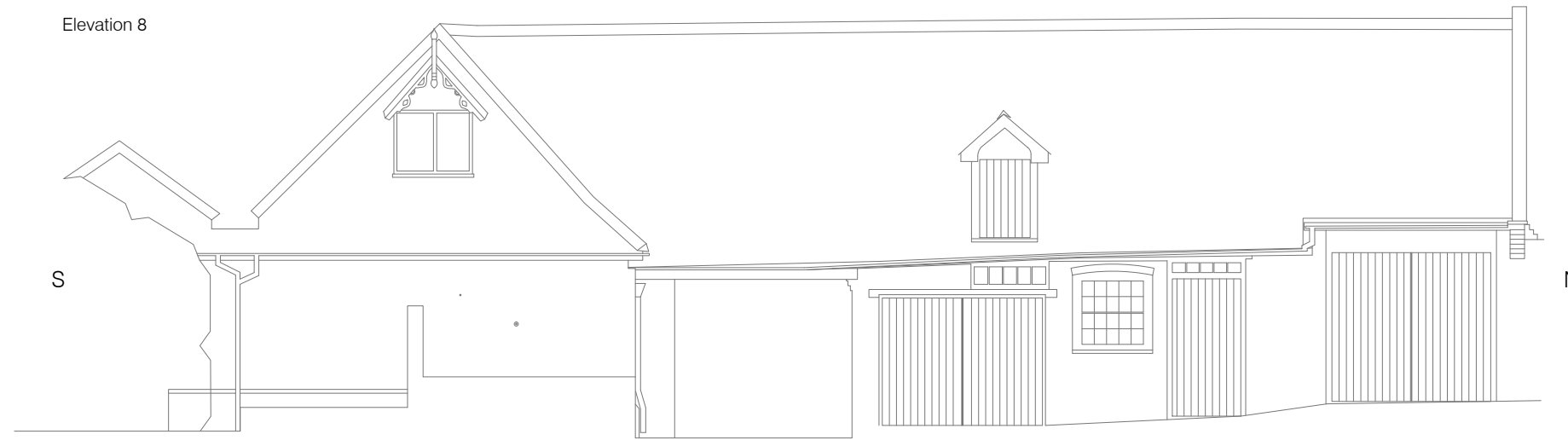


- Modern
- 18th Century
- Mid-Late 19th Century



Digital data supplied by East Anglian Land Surveys LTD.
© Pre-Construct Archaeology Ltd 2015
27/01/2015 AMB

Figure 18
Building (C) Attic Plan (as existing)
1:100 at A3



Digital data supplied by East Anglian Land Surveys LTD.
 © Pre-Construct Archaeology Ltd 2015
 27/01/2015 AMB

Figure 19
 Building (C) Elevations
 Elevations 1:100; Plan 1:500 at A3



Historic Plate 1 Undated photograph of Westgate House and Thos. Peatlings looking SE



Plate 1 Stable Block (A) looking SW



Plate 2 Former Hay loft (A) looking W



Plate 3 Stable (A) looking NW



Plate 4 Stable (A) looking S



Plate 5 Stable (A) Friars Lane Elevation, looking SE



Plate 6 Stable (A) Friars Lane Elevation, looking N



Plate 7 Garage (A1), former carriage house, looking W



Plate 8 Stable (A) looking S toward modern office in (A2)



Plate 9 Stable (A) Workshop (A3) looking W



Plate 10 Stable (A) Former garaging (A4) looking N



Plate 11 Stable (A) Store (former stabling) (A5) looking W



Plate 12 Close boarded roof structure over (A5)

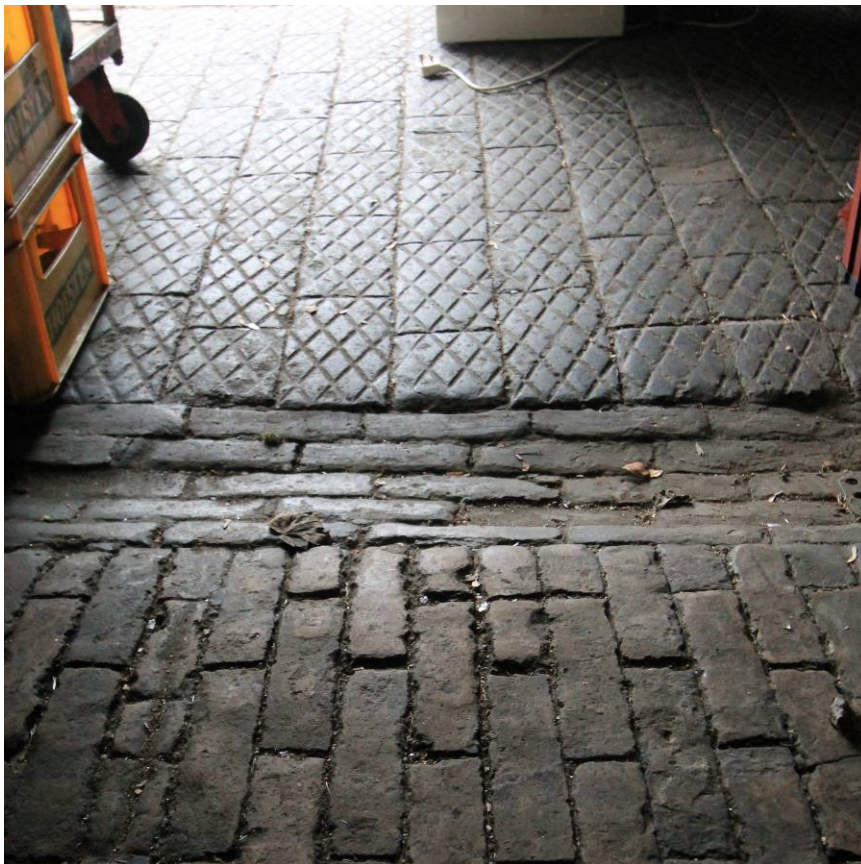


Plate 13 Brick Sett Stable floor and Urine Gulley (A5)



Plate 14 Building (B) looking E



Plate 15 Building (B) looking NE



Plate 16 Link Building to Thos. Peatlings looking W



Plate 17 Graffiti and date of 1896



Plate 18 Building (B) looking NW



Plate 19 Building (B) looking SE



Plate 20 Kitchen (B2) looking W



Plate 21 Office Room (B3)



Plate 22 Link and Blocked Arch (B5) looking N



Plate 23 Entrance Foyer (B6) Looking W



Plate 24 Stable (C) looking NW



Plate 25 Stable (C) looking SW to Carriageway

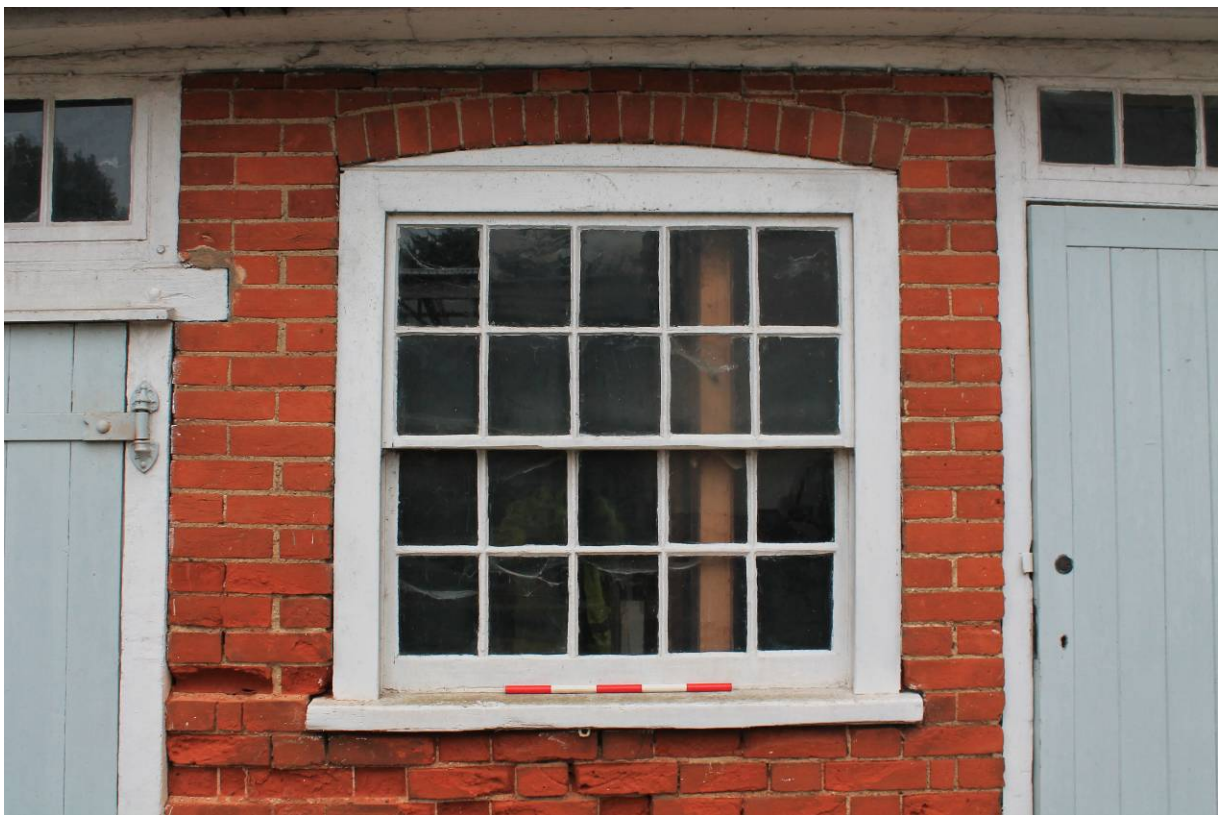


Plate 26 Detail of Window (C5) looking W



Plate 27 Stable (C) North Gable Elevation looking S



Plate 28 Stable (C) Rear Western Elevation looking NE



Plate 29 Stable (C) Western Elevation looking NE



Plate 30 Stable (C) Southern Extension looking E



Plate 31 Former Stable (C6) looking SW



Plate 32 Former Tack Room (C5) looking W



Plate 33 Former Fireplace/Flue in (C5) looking S



Plate 34 Former Office (C4) looking W



Plate 35 Stable (C) Room (C2) looking NE



Plate 36 Former Stable (C1) looking SE



Plate 37 Stable (C) Side Purlin Roof over Hayloft



Plate 38 Stable (C) Rebuilt Modern Roof over (C1)



Plate 39 Pegging to Oak Hip Rafter and Collar (Stable C)



Plate 40 Baltic Marks on Collar in Hayloft, looking N



Plate 41 Glass-house (D) looking SW



Plate 42 Glass-house (D) looking W



Plate 43 West Garden Wall (W2) looking SW



Plate 44 Ornate Opening in Garden Wall (W1)



Plate 45 Friars Lane Boundary Wall adjacent to Stable (A)



Plate 46 Friars Lane Boundary Wall, next section to south



Plate 47 Boundary Wall to Friars Lane, section north of Kennel Cottage



Plate 48 Boundary Wall to Friars Lane, section adjacent to Kennel Cottage



Plate 49 Long and Short Quoining, northern end of Kennel Cottage boundary



Plate 50 Thos. Peatlings looking SW



Plate 51 Thos. Peatlings looking S



Plate 52 Westgate House, looking S



Plate 53 Westgate House, Rear Elevation, looking N



Plate 54 Grade II listed No. 12 Westgate Street



Plate 55 Nos. 9, 10 & 11 Westgate Street



Plate 56 Grade II listed No. 8 Westgate Street looking S



Plate 57 Greene King Offices, looking SE

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

