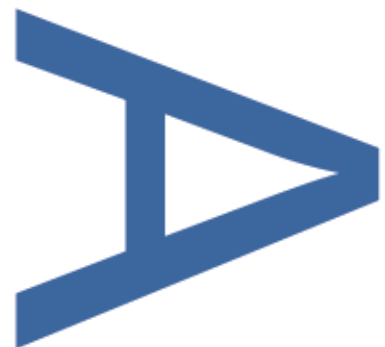


**TWO BREWERS PUBLIC HOUSE,
NO. 33 LOWFIELD STREET,
DARTFORD,
KENT,
DA1 1EW
HISTORIC BUILDING SURVEY**



PCA REPORT NO: R12974

AUGUST 2017

PRE-CONSTRUCT ARCHAEOLOGY

Two Brewers Public House, No. 33 Lowfield Street, Dartford, Kent, DA1 1EW

Historic Building Survey

Report by Adam Garwood

Site Code: KTBL17

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Client: Alow-Group

Central Ordnance Survey National Grid Reference: TQ 54114 73903

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PCA Report No. R12974

DOCUMENT VERIFICATION

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Two Brewers Public House,
No. 33 Lowfield Street,
Dartford,
Kent,
DA1 1EW

Type of project

Historic Building Survey

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited (hereafter PCA) was commissioned by Allow-Group to undertake historic building recording and assessment prior to proposed alterations and renovation works to the Grade II listed Two Brewers Public House, Dartford, Kent. The Public House is a Grade II listed building whose statutory description reads: 'A 17th century timber framed building refaced in the 19th century. The front elevation is of 2 storeys, the ground floor faced with green tiles, the 1st floor of stock brick. Parapet with modillion cornice. 4 cambered sashes with keystones. The side elevation is weatherboarded and has a renewed tiled roof and an outside chimneystack. 3 sashes with glazing bars intact. Rear elevation has 2 hipped gables.'
- 1.2 The historic building recording and assessment was undertaken at the request of Wendy Rogers, Senior Archaeological Officer at Kent County Council and in connection with conditions attached to Listed Building Consent and planning permission for the 'Demolition of the existing single storey rear extensions and erection of a five storey building to the rear of the existing building to provide ...flats..., car parking spaces, and additional floor space for the use of the existing public house'.
- 1.3 The survey has shown that the Two Brewers was originally built during the 16th century as a two cell (hall and cross-wing) house. It was later adapted during the late 16th/17th century to a lobby entry plan, with the insertion of a central cruciform plan chimneystack into the cross-passage and was extended to the west with the addition of a rear south wing. The building was enlarged once again during the late 17th/18th century with the addition of a corresponding west wing to the north. It was re-fronted by the mid 19th century, at the same time that the southern rear (west) extension was also enlarged and the building re-fenestrated. Later work saw the integration of a former outbuilding into the body of the public house and the addition of a series of low quality extensions to the rear.
 - 1.3.1 The Two Brewers is a Grade II listed building and a nationally important building. The outcome of the survey suggests that the building originated as a hall house during the 16th century, with adaptations and additions carried out in the late 16th/17th and late 18th/19th centuries. It is these phases of development that could be considered as **highly significant** in terms of the survival of their fabric. Notable survivals from the late 16th/17th phase include the winder stair and the two principal chimneystacks. The Victorian alterations, although forming a large part of the building's history, could be considered slightly less important, and of **moderate significance** given the historic associations of the pub with the local brewer Taskers. The one surviving outbuilding, latterly converted into a beer cellar, retains only its original rear elevation and has lost its roof and inner walls. Accordingly this remnant is considered to have a **low-negligible significance**. The modern rear extensions are considered to have a **negligible significance**.
 - 1.3.2 The proposal to construct an apartment block within the rear yard would have an adverse impact on any surviving archaeological resource. The proximity of Roman occupation evidence together with early Roman cremation burials and probable remains of funerary pyres, uncovered during works nearby. In addition, the site's location within the medieval core of Dartford and to the rear of a late medieval building, would suggest that the site has a high potential for both Roman, medieval and post-medieval remains.
 - 1.3.3 Issues of truncation and disturbance of earlier archaeological remains, specifically from the construction of former stabling/outbuildings along the northern and southern boundaries of the yard may be good reason to avoid these areas, although conversely targeting these areas would provide the opportunity to clarify the chronological and structural development of these demolished buildings and their relationship with earlier deposits. It is recommended that archaeological trial trench evaluation both targets and avoids the outbuildings shown on historic maps. It is also recommended that if stripping out of modern wall coverings is carried out further building recording of the historic timber-frame building is carried out.

2 INTRODUCTION

2.1 Background

2.1.1 Pre-Construct Archaeology Limited (hereafter PCA) was commissioned by Alow-Group to undertake a programme of historic building survey prior to proposed alterations and renovation works to the Grade II listed Two Brewers Public House, No. 33 Lowfield Street, Dartford, Kent (**Figures 1 and 2**).

2.1.2 The historic building survey was carried out as a requirement of a planning condition attached to Listed Building Consent (DA/14/00665/LBC) and planning permission (DA/14/00615/FUL), for the 'Demolition of the existing single storey rear extensions and erection of a five storey building to the rear of the existing building to provide 1 No. three bedroom, 6 No. one bedroom, and 4 No. two bedroom flats (11 units in total), car parking spaces, and additional floor space for the use of the existing public house' (**Figures 16 and 17**). Planning condition (4) of DA/14/00615/FUL reads:

'Before commencement of any building operations on site, details of a programme of archaeological works, in accordance with a written specification and timetable should be submitted to and approved in writing by the Local Planning Authority. Details shall be implemented as approved.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy B12 of the adopted Dartford Plan'

2.1.3 The survey was undertaken in accordance with Kent County Council (2017a) *Specification for historic building survey of Two Brewers PH, 33 Lowfield Street, Dartford, Kent* (Manual of Specifications Part A) and Kent County Council (2017b) *Historic Building Surveying Requirements* (Manual of Specifications Part B).

2.2 Site Location and Description

2.2.1 The Two Brewers Public House lies within and on the south side of the historic core of Dartford Town, centred on Ordnance Survey NGR TQ 54131 73903. It is located towards the northern end of Lowfield Street, which is the main thoroughfare leading south from the High Street. The site comprises a small historic public house fronting onto Lowfield Street, with modern extensions and former car parking/open ground to rear. It forms part of a block or terrace of historic buildings that survive along the western side of Lowfield Street and now back onto, or lie adjacent to large modern retail developments and car parking. The Two Brewers Public House lies within and along the southern edge of the Dartford Town Conservation Area, which principally follows the east-west route of the High Street/Watling Street.

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. The requirement for archaeological work is in accordance with NPPF Paragraph 141.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The overall aims of the historic building survey as set out in Kent County Council (2017a) *Specification for historic building survey of Two Brewers PH, 33 Lowfield Street, Dartford, Kent* (Manual of Specifications Part A) were as follows:

- To fully understand the significance of the heritage asset, the Two Brewers building by clarifying the origins and historic development of the building
- To provide a statement of significance, which will guide the need for further detailed mitigation, which will be agreed with the LPA (Local Planning Authority).
- To integrate the Historic Building survey and below ground archaeological work as much as possible and take on board the results of both assessments.

4.1.2 The key aims of the historic building survey as set out in the Specification were as follows:

- To provide a Historic England Level 3 Historic Building Analytical Survey and a statement of significance.
- To provide a descriptive record of historic buildings, structures and other features within the identified study site;
- To provide analysis of the buildings', structures' and features' importance;
- To provide details of the chronological phased development of the building;
- To provide a statement of significance of the heritage asset;
- To provide an impact assessment of the proposed development;
- To suggest mitigation in accordance with guidance set out in NPPF section 12.

4.1.3 This initial phase (historic building survey) was to determine whether any significant remains would be affected by the development and if so what mitigation measures are appropriate. Following assessment of the results by the LPA, the Conservation Officer and the County Archaeologist, the LPA will determine what further mitigation measures would be suitable as part of this redevelopment.

4.2 Documentary Research

4.2.1 A search of historic maps and trade directories was carried out at Kent History and Library Centre, Maidstone and the Local Studies Collection in Dartford Library.

4.3 On-Site Recording

4.3.1 The historic building survey was carried out on the 28th June and 11th July 2017 by an historic buildings archaeologist (the author) and photographer. A photographic survey including high quality digital images was undertaken recording internal areas, historic structures, decorative treatments and fabric of the building. A selection of these photographs has been included in this report as **Plates 1 to 53** and **Figures 2, 13 to 15** show the location and direction of the plates.

4.3.2 Architect's plans of the existing building were used as base plans to which historic details (straight construction joints, blocked openings, former fireplaces etc) were added.

4.3.3 The historic building survey was undertaken in accordance with a Level 3 recording as set out in Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*.

4.4 **Project Archive**

- 4.4.1 A full and ordered archive including any written, drawn, survey and photographic records will be completed in accordance with guidelines defined in Cifa (2014b); Taylor and 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 London Office in Brockley before being transferred to the appropriate depository.

4.5 **Guidance**

- 4.5.1 All works were undertaken in accordance with standards set out in:

Cifa (2014a) Standard and guidance for the archaeological investigation and recording of standing buildings or structures

English Heritage (now Historic England) (2005) *The Presentation of Historic Building Survey in CAD*

Historic England (2016) *Understanding Historic Buildings: A guide to good recording practice*

Kent County Council (2017) *Specification for historic building survey of Two Brewers PH, 33 Lowfield Street, Dartford, Kent* (Manual of Specifications Part A)

Kent County Council (2017) *Historic Building Surveying Requirements* (Manual of Specifications Part B).

5 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

5.1 Roman

- 5.1.1 A settlement at Dartford appears to have developed during the early Romano-British period. The main east-west road in Dartford lies along the route of Watling Street, the Roman Road from London to Canterbury, which forded the River Darent in the area of the current town bridge (**Figure 3**). Archaeological remains of the road were found at the foot of East Hill in 1897 and it is thought to have run directly below Holy Trinity Church and parallel to and slightly north of the High Street. Its route is suggested by a slight rise in the ground to the north of the High Street, visible in Bull's Head Yard. Buildings may have been sited here to take advantage of the solid ground within the otherwise marshy ground to the north of the town. The Site is located just to the south of the probable route of a Roman road through Dartford, which may be roughly fossilised by the present alignment of the High Street.
- 5.1.2 Less than 100m to the east and on the opposite side of Lowfield Street, Roman remains, consisting of a trackway, ditches, pits and building foundations have been recorded, while to the north along the High Street, numerous remains have been found which indicate Roman occupation, e.g. ceramic finds, coins and the remains of building foundations. Further finds from the area which can only be assigned to the general locality of Lowfield Street include Roman vessels such as flagons, a 'poppy head' beaker, pits, ditches and foundations, as well as occupation debris. Archaeological work at the Priory Centre to the north of the Site and the Sainsbury's site adjacent to the Site, have both revealed further evidence of Roman occupation, together with early Roman cremation burials and the probable remains of funerary pyres.

5.2 Saxon

- 5.2.1 The Roman settlement at Dartford was probably abandoned at the end of the fourth century or early fifth century. Late fifth or early sixth century Saxon cemeteries indicate a resumption of occupation, although the site of the settlement has yet to be located. By the late Saxon period (tenth or early eleventh century), a settlement, probable minster church and perhaps a market place were established along the former Roman Watling Street close to the fording of the River Darent.

Medieval

- 5.2.2 Dartford was the first town for wayfarers or pilgrims travelling to Canterbury to rest overnight from London and consequently developed during the medieval period to take advantage of this passing trade by providing many inns and hostleries.
- 5.2.3 The site of Horsman's Place, shown on Hasted's map of 1778 (**Figure 4**), is situated less than 100m to the south of the site. It is known to have been the site of an important building, probably dating from at least the 14th century, with medieval and post-medieval occupation evidence found in the immediate vicinity.
- 5.2.4 An article by the Dartford District Archaeological Group (Issue No. 66) suggests that the Two Brewers may date to 'medieval times' and was originally built with a 'jettied front' (long jetty). It reports that inside the bar 'evidence of the overhanging front can still be seen', although this change in ceiling heights in the bar relates directly to the 19th century re-fronting and not a jetty. It suggests that the chimneystack 'is likely to date to the 16th century and most probably replaced an open hearth which was the normal domestic arrangement in medieval times'. It also reports that 'according to an earlier landlord a document existed dating to 1524, which referred to repairs carried out in the building'. Investigative excavations carried out within the building recovered a few medieval sherds of pottery but failed to uncover a postulated 'cock fighting pit' which was believed to be located under the floor of the saloon bar.

5.3 Post-medieval

- 5.3.1 From the 17th century, stage coaches from London to Canterbury bolstered the trade of public houses and encouraged the number of inns and stables, particularly along Spital

Street and the High Street, which formed the main east-west route through Dartford. Public houses and inns of the period included 'The Coach and Horses' and 'The Royal Oak' in Spital Street, 'The Bull and George Inn' (demolished) and 'Posting House' on the north side of the High Street, the 'One Bell Public House' (demolished) on the corner of Lowfield Street and High Street, and 'The Royal Victoria and Bull Hotel', on the south side of the High Street.

- 5.3.2 The timber-framed part of the Two Brewers public house is thought, according to its statutory designation description, to date from the 17th century at a time when the brewing industry in Dartford developed from a small scale occupation into a more organised industry. The availability of good quality barley for malt, fine Kentish hops to bitter the ale and fresh water from the nearby north-south River Cranpit (shown to the east of Lowfield Street on **Figure 5**) provided the main necessary raw ingredients for the brewing process.
- 5.3.3 The earliest recorded brewery in Dartford was developed by the Woodin family during the 17th and early 18th centuries. It was established on a site between Lowfield Street and the River Darent (shown on **Figure 4**) on land now occupied by Central Park (see **Figures 5, 7 to 9**). The Woodin brewery was later acquired by Benjamin Pettet around 1730, subsequently passing the business onto his son John Pettet and later his two daughters Mary and Ann Pettet. Mr Hussey Fleet took over Woodins brewery c.1780, renaming it 'The Fleet & Company Dartford Brewery', which it remained until 1862.
- 5.3.4 The main rival to the Woodins Brewery was established by the Tasker family, who opened a brewery in Lowfield Street during the early 18th century. William Tasker had moved to Dartford from Shoreham and he and his family became prominent landowners in the Dartford area during the 18th and 19th centuries, the Tasker brewery remaining as a family concern up until 1866. Both The Fleet & Company Dartford Brewery (formerly Woodins) and Taskers Brewery were later amalgamated into the Miller & Aldworth Brewery, thereafter Miller & Aldworth Ltd by 1890, at which time their estate included 67 public houses. Miller & Aldworth Ltd were later acquired by Style and Winch Ltd around 1925.
- 5.3.5 The fact that there were two principal historic brewing families (Woodins and Taskers) working in Dartford is commemorated in the naming of the Two Brewers public house, although records show that the Two Brewers formed part of the Tasker brewery estate. The Two Brewers public house is first recorded in Pigots National and Commercial Directory of 1824, as are John and William Tasker, Brewers and Maltsters, and again in Pigots Directories of 1828-9 and 1832-34. The trade directories, including the Post Office Directory (1855) and Melvilles Directory (1858) show that the tenant landlord of the Two Brewers was Mr William Allchin from 1824 right through to 1858.
- 5.3.6 The Tithe Apportionment dated 1840 shows that the Two Brewers, premises and gardens (plot 237a on **Figure 5**) was occupied by William Allchin and was owned by William and John Tasker. The Tithe Map of 1840 (**Figure 5**) does not show the site clearly, although it appears that outbuildings extended to the rear along the northern boundary of the yard, to a common right of way (south of plot 238a). At the time of the Tithe map plot 237a incorporated the garden to the west.
- 5.3.7 The 1840 Tithe Apportionment also shows that the House and Yard to the north of the Two Brewers (plot 238a on **Figure 5**) was also owned by John and William Tasker and occupied by James Atkins. To the south of the Two Brewers, Plot 236a, slaughterhouse, engine house, yards, gardens and premises was owned and occupied by Herbert O'Kill. The Almshouses (rebuilt 1889) lay to the south in Plot 235a.
- 5.3.8 The 1840 Tithe Apportionment shows that John and William Tasker also owned a number of other public houses in this area including 'The One Bell Public House' (plot 244a), 'The Royal Oak' (plot 602), 'The Granby Public House' (plot 177a) and 'The Jolly Post Boys Public House' (plot 187a).
- 5.3.9 The 1840 Tithe Apportionment shows that Plot 203a was owned and occupied by John and William Tasker and included 'Dwelling House, Lawn, Garden, Brewery, Kilns, Stables, Yards, Buildings, Stowages etc'. The house and garden are shown more

- clearly on the 1883 Ordnance Survey map (**Figure 7**) on the east side of Lowfield Street opposite the Two Brewers Public House. Taskers Brewery occupied the buildings to the rear (east) of the house. The outline of Plot 203a is shown on this map.
- 5.3.10 The 1840 Tithe Apportionment (**Figure 5**) also shows that Plot 200 (presumably 200a), brewery, stables, malt kiln, buildings, yards, garden, stowages etc was owned and occupied by Charles Hussey Fleet and William Fleet (formerly Woodins Brewery).
- 5.3.11 The Post Office Directory of 1862 records John Miles as tenant landlord. The Sales Particulars relating to the sale of the Two Brewers by Taskers, dated 3rd June 1869 (after Taskers ceased in 1866) as plot No. 1, record that the Two Brewers has been 'many years occupied by Mr John Miles' (**Figure 6**). They also state that the public house was 'well placed opposite the brewery entrance', which lay on the east side of Lowfield Street (as shown on **Figures 5, 7 to 9**), so effectively the brewery tap. The Sales Particulars state that the 'premises are brick and timber built with modern elevation and contain 7 bedrooms, bar, 2 parlours, small room, tap room, kitchen, store room, washhouse, stabling for 4 horses, coach-house, outbuildings, yard with side entrance, large and productive garden walled in' and 'Rent £50 per annum' (**Figure 6**).
- 5.3.12 The 1869 Sales Particulars plan (**Figure 6**) shows that the rear yard was occupied by outbuildings built along both the northern and southern site boundaries, with a gate into the yard via a common right of way (now pedestrian way) from the north. The southern range (now demolished) is clearly marked as stables, with further stabling and a garden area to the west. The latter now replaced by a modern road layout to the multi-storey and an empty building plot, to the west of the present backyard.
- 5.3.13 The Post Office Directory of 1874 again records John Miles as tenant landlord, while the census of 1881 documents Susannah Miles (widow) aged 66 as the innkeeper, at the Two Brewers, who employed a young barmaid Edith Mary Wingate (19), a domestic servant, Hannah Mills (23) and a potman, Jabez Jackson (21).
- 5.3.14 The First Edition Ordnance Survey map of 1883 (**Figure 7**) shows the Two Brewers marked as a public house (P.H) on the corner of Lowfield Street and the common right of way (now pedestrian way) enabling access from the main road to an enclosed yard with outbuildings and stabling located to the rear of the public house. These outbuildings appear to extend beyond the footprint of the present pub buildings and along the northern site boundary. Another narrow range, also stables (see **Figure 6** 1869 Sales Particular plan) lies to the south and along the boundary or to the rear of no. 35 Lowfield Street. The latter, which adjoins to the south also incorporated or adjoined a carriage entrance into a large yard (shown on the Second Edition Ordnance Survey map of 1897 **Figure 8**) as West Court. A large cattle market is shown to the north-west of the public house, a brewery to the east of Lowfield Street and another to the north of Spital Road. Almshouses, predecessors to the present Almshouses of 1889 are shown on both the First and Second Edition Ordnance Survey maps, to the south of the Two Brewers.
- 5.3.15 The pub tenancy was held by Joseph Waghorn in 1882, Frederick Thomas Ray in 1891 and Thomas Longhurst in 1903. The Ordnance Survey maps of 1907, 1931 and 1938-9 (**Figures 9 to 11**) depict little discernible change to the footprint of the Two Brewers, shown on the previous maps, although the carriage entrance to the south appears to have been rebuilt or under-built by 1938-9 (**Figure 11**). Between 1913 and 1938, the public house was tenanted by Mr Sidney H. Smith and latterly his widow (by 1938) Mrs A. M. Smith.
- 5.3.16 During and after the Second World War, from 1940 through to 1954, Mr E. A. Halter, formerly of the Paget Arms, Albert Road, was the landlord (BT Telephone Directory, Dartford 3305). The 1962 Ordnance Survey map (**Figure 12**) shows a similar site layout to that shown on the 1938-9 Ordnance Survey map (**Figure 11**), although the west end of the south outbuilding has been removed. A sketch of the north elevation of the building drawn in 1974 (**Figure 18**) shows the building much as it is today.

6 HISTORIC BUILDING SURVEY

6.1 Introduction

- 6.1.1 The following text provides objective descriptions regarding the historic structure and fabric of the Two Brewers at the time of the survey. Interpretation of function and phasing is based upon information gathered during the fieldwork and from available documentary sources.
- 6.1.2 As the Two Brewers and Lowfield Street are orientated on an approximate north-east to south west axis, for ease of reference the principal road facing elevation will be referred to as the eastern elevation, its opposite (rear) elevation as west and the elevation to the pedestrian way as north.
- 6.1.3 Each principal space/room/bay within the public house has been given individual numbers, pre-fixed with GF (ground floor), FF (first floor) and AF (attic floor). The locations of these internal spaces are shown on **Figures 13 to 15**.
- 6.1.4 The Two Brewers occupies a prominent corner location orientated to present its principal front elevation to the east towards Lowfield Street and its north return elevation, onto a narrow pedestrian way (**Figure 2; Plate 1**). The public house is adjoined along its south elevation by no. 35 Lowfield Street (New Crystal Kebab House), built in line. Beyond, a series of two storey part residential, part retail buildings, and the former Almshouses (nos 41-43 Lowfield Street) built by John Johnson in the Queen Anne Dutch style in 1889, form the streetscape to this block (truncated by the modern road layout) along the western side of Lowfield Street. The rear elevations to the Two Brewers are less regular in form, comprising a pair of two storeyed gable ended ranges (**Plate 12**) and modern flat roofed buildings, facing into a small rear yard (**Plate 8**) and further afield to the north and west, large modern retail outlets and car parking.
- 6.1.5 The public house is clearly a multi-period building most noticeable in the re-fronting of the east facing elevation during the mid 19th century, using brickwork, green glazed tiles to the lower storey and a brick parapet to the eaves line (**Plate 2**). The historic core is timber-framed and externally clad, along the north elevation and rear gables, using horizontal laid feather-edge weatherboarding (**Plates 5, 6 and 12**). In plan the pub comprises a principal gable ended range aligned north-south (**Plate 1**) and a pair of perpendicular set, side by side, gable ended projections to the rear (**Plate 12**). The roofs over the three historic ranges are all relatively steeply pitched (at c.50 degrees) and covered using regular courses of red clay plain tiles (**Plate 5**). The flat roofed buildings and extensions to the rear are all brick-built and are multi-period and mainly modern in date (**Plate 8**).
- 6.1.6 At present the public house is un-used, the ground floor windows are boarded up and generally has an unkempt appearance (**Plates 1 and 2**).

6.2 Front (East) Elevation

- 6.2.1 The first floor windows in the five bay brick facade comprise top-hung sashes of the same dimension within brick segmental arched openings with brick keystones (**Plate 2**). The six over six sash windows do not have horns. The brick parapet wall to the facade is decorated using an over-sailing band with modillions to the soffit. The symmetrical 19th century front elevation incorporates a central, slightly forward set bay, with a ground floor window. This bay is flanked on each side by two first floor windows and a single window and doorway at ground floor level. The two north and south ground floor doorways formerly opened into two separate bars. The ground floor of the facade is clad with green glazed tiles rising to the level of a stylised entablature or fascia, with moulded brackets (**Plate 3**) and a central, shallow triangular pediment (**Plate 4**).
- 6.2.2 The chimneystacks are all brick built, with a large 17th century cruciform through-ridge chimneystack with over-sailing brickwork and four pots, central to the main front roof

(**Plates 2 and 8**), another plainer through-ridge (formerly gable wall) chimneystack with three pots to the southern rear range (**Plate 8**) and a tall, single chimneystack, tied into the adjacent ridge using wrought-iron straps and re-built above eaves level, is present against the northern wall of the northern rear range (**Plate 5**).

6.2.3 Side (North) Elevation

6.2.4 The north gable elevation of the main two storey timber-framed building is covered with horizontal timber weatherboarding. The rebuilt front façade at the east end of the elevation is constructed with brickwork that has been painted. The valley to the rear (west) of the parapet wall is bridged along the gable wall using a continuation of the weather-boarding and drained by a modern header and rainwater down pipe. The gable is un-decorated and simply torched. The base of the wall of the main timber-framed building had been rebuilt in brickwork up to door lintel height. The base of this wall has been rendered as a wall plinth and painted with a black bituminous paint (**Plates 1 and 5**). A first floor six-over-six sash window with horns appears to have been inserted in the 19th century.

6.2.5 The weather-boarded rear (west) extension of the public house has two eight-over-eight first floor sash windows with horns. The base of this wall also has a rendered plinth covered with black bituminous paint and has been rebuilt in brickwork to the height of the ground floor window sill. The tall north chimneystack is constructed of brickwork that has been painted. Brickwork just to the west of this chimney stack, though over-painted, was built in Flemish bond and was clearly contemporary with the re-fronting.

6.2.6 The outbuilding backing onto the pedestrian way butts up to the west elevation of the timber weather boarded rear extension of the public house (**Plate 5**). Its rear (north) elevation is built using 19th century yellow stock bricks laid in Flemish bond and using queen closers at the junction with the timber-boarded rear extension (**Plates 6 and 7**). It appears to be a remnant of the outbuilding/stables shown on the 1840 Tithe map, 1869 Sales plan and 1883 Ordnance Survey map (**Figures 5 to 7**) which had been partly retained (reusing the rear (north) wall) and adapted (**Figure 13**). The historic roof has been removed and replaced with a modern flat roof and the openings, both door and window, are modern insertions with concrete lintels (**Plate 7**). The rebuilding of its north-west corner (**Plate 7**) and western return wall using modern stock bricks in stretcher bond (**Plates 8 and 9**), suggest the foreshortening of a once longer range shown on the 19th and 20th century maps (**Figures 5 to 12**) after 1962. The rendered wall plinth (painted using bituminous paint) extends along the base of the north elevation of the outbuilding (**Plate 7**).

6.3 Rear (West) Elevations

6.3.1 The rear (west) elevations of the single storey ranges facing into the backyard are mainly modern in date, using yellow stock bricks laid in a hard cement mortar in stretcher bond (**Plates 8 to 11**). The southern-most elevation (adjacent to the fire escape) though built in English bond is a modern, 20th century construction. The lower c.10 courses of the adjacent southern boundary wall (to no. 35) Lowfield Street as it extends west and returns south, is built using 19th century stock bricks in Flemish bond. The southern-most wall to the yard is a very recent addition.

6.3.2 The gable elevations of the two two-storey rear extensions to the public house are covered with timber weather-boarding (**Plate 12**).

6.4 Ground Floor

6.4.1 The historic ground floor plan of the building has been considerably altered over time, extensively during the alterations undertaken during the mid 19th century with its subdivision into two or more bars and more recently with the creation of a large single open plan bar area around a central sub-octagonal bar counter (**Figure 13**; **Plates 13 to 16**). Despite these alterations and an extensive modern re-fit and decoration undertaken in a pseudo-Victorian style, the large central brick chimneybreast (**Plates 17, 18, 20 and 21**) and its original winder stair (to the rear, west; **Plates 13, 14 and 22**) remain within

the former front (east) main building (GF1, 3 and 7; **Figure 13**). The brick-built chimneybreast in the southern range, also survives, latterly incorporated into the circuit of the bar counter (GF6; **Figure 13; Plate 23**).

- 6.4.2 Structural evidence of the original rear wall frame of the front (east) main building, in the form of a mid-rail or girding beam (5½ x 6 inch scantling; **Plates 17 and 18**) supporting the first floor, survives within the southern half of the bar, bridging the gap between the storey post (**Plate 14**, which still forms part of the stair well (GF8)) and the southern flank wall. The studwork to the lower register had been removed to unite the front (east) main building (bar area GF1) and rear (west) wing (GF2) with evidence of empty mortices (related to the removed studs) still present in the soffit of the rail. A large empty mortice, possibly for a former joist, was observed in the west face of the rail just south of the present bridging joist (**Plate 18**).
- 6.4.3 This girding beam also supported a chamfered axial bridging beam with stepped run out stops (**Plates 18 and 19**) which was halved over the top of the rail (not tenoned) and set into the south-western chimneybreast (within the bar counter; **Figure 13**). This axial beam formed the main structural support for the first floor of the southern rear extension and its simple connection with the mid-rail of the front (east) main building shows that the rear south extension was a later phase of construction.
- 6.4.4 Another axial bridging beam survived to the east of the mid-rail, central to and crossing GF1 between the main central chimneybreast and the southern end wall (**Figure 13; Plate 17**). This bridging joist, which in part supported the first floor structure of the front (east) main building, was a heavy timber of 11 inch scantling with soffit chamfers and stops (at the south end only). A corresponding axial bridging beam crossed bar area (GF3) (northern part) ranging between the central chimneybreast and northern gable wall (**Figure 13; Plate 21**). The mid-rail to the northern part of the main building, unlike that to the south (GF1) had been removed and replaced by an I-section steel joist (RSJ). Graffiti written onto the steel joist indicates that this strengthening and in a wider context the insertion of steel joists to 'open out' the bar was undertaken around 1992. Accordingly, a length of modern RSJ (July 1992) was present along the north side of the bar, aligned east-west and carrying the load of the two rear extensions (**Figure 13; Plates 15 and 16**). An historic timber bridging joist of 7 inch scantling, aligned east-west across the centre of bar areas (GF4 and GF5 and below the rear north extension) remained (**Figure 13; Plates 13 and 15**). It was additionally strengthened (to GF5) as a composite beam, by sandwiching and through bolting between two RSJs. Another historic joist was still present above the door opening between (GF2 and GF6). Latterly supported by 'aged' stopped posts, this joist represented the mid-rail to the gable end wall of the first (phase 2) rear south extension. Two short lengths of steel joist spanned the gap between the main chimneybreast and the facade as a later strengthening and tying in of the re-fronting.
- 6.4.5 The main chimneybreast, which lies centrally within the front (east) main building (GF1 and 3), has fireplace openings in its north and south elevations and a winder stair to the west side (**Figure 13**). The brickwork around the fireplace in GF3 had, in recent years, been rebuilt using recovered 9 inch bricks in a cement mortar (**Plate 21**). It incorporated a cast-iron range manufactured by E. Dobson of Pickering (N. Yorks) and was presumably inserted as a decorative, non-functional, feature to the bar. The opposing opening to GF1 was fitted with a typical cast-iron fireplace, with green tiled splayed jambs and decorative motifs (**Plate 20**). It was located below a wide 5 inch scantling timber bresummer (210 cm long) to a former opening, retained when the cast-iron fireplace was inserted (**Plates 18 and 20**).
- 6.4.6 The stair (GF8) to the first floor was located to the rear (west) of the main chimneybreast (**Figure 13**). It was a narrow, timber, closed riser, winder stair, built off an octagonal hard wood newel post (**Plate 22**). The stair was latterly accessed from the west side (from GF4), and was formerly entered via a door opening from the north via (GF3). The positioning of this opening, which still retained a 19th century four panel door (plastered over to the bar GF3; **Plate 21**), shows that the lower flights of the stair had been rebuilt to accommodate a change in access. The stair bay (GF8) was

enclosed by modern plaster walls and still incorporated a pair of the original jowled storey posts that extended the full height (to plate level) of the rear wall of the front (east) main building. The northern post is visible from the bar (**Plate 14**) and both are clearly visible at first floor, particularly within the stair bay (FF9) to the attic storey (**Figure 13**).

- 6.4.7 The rear chimneybreast (in bar GF6) was built using red bricks (measuring 100-110x55-60mm x ?) laid or relaid in header bond in lime mortar. It appears to have been constructed at the same time as the central chimneybreast. An opening to the fireplace (facing west and into a 19th century extension) was built with a brick segmental arch, located below a 7 inch un-chamfered 'bressumer' beam, reset high in the wall (2m above floor level) as a structural bearer. A fireplace presumably formerly opened into the older southern extension (now within GF2) providing this rear chamber with heat.
- 6.4.8 The ground floor fenestration was predominately 19th century or modern with a mixture of sash windows and fixed casements in the facade (**Plates 14 and 18**) and smaller replacement sash windows and casements in the north elevation (**Plates 13 and 16**). Adjoining customer and private spaces to the west include a former kitchen (GF9; **Plate 24**), ground level cellar (GF10; **Plate 25**), store (GF11; **Plate 26**) and gender specific WCs (GF12-13). The kitchen and store are both located within modern flat roofed extensions, while the beer cellar and WCs were within rebuilt and much altered former 19th century stables/outbuildings.

6.5 First Floor

- 6.5.1 The first floor is laid out over eight principal rooms (FF1-FF8) with bedrooms FF1-3 within the main front building, bedrooms FF4-5 within the northern rear extension and rooms FF6-8 in the corresponding southern rear extension (**Figure 14**). The chimneystack, stairwell and connecting corridors are focused within the central core of the first floor plan. The floor levels are distorted to the north side of the chimneystack by subsidence and at the west end of the north rear extension. The floor levels are not uniform with a step down of about 7 inches between the front main building and the north rear extension (FF3 to FF4) and a more marked rise in floor levels, bridged by a short flight, between (FF6) and (FF7 & FF8) in the rear south extension.

Room FF1

- 6.5.2 The largest of the first floor rooms (FF1) lay to the south of the main chimneybreast and was accessed from the landing to the north (**Figure 14; Plate 27**). It was heated by a cast-iron fireplace set into the south elevation of the chimneybreast during the second half of the 19th century (**Plates 27 and 29**). This was typical of the period with swag decorations to the casting and glazed tiled splays and a matching tile hearth. Plain in decoration with bare plastered walls, the most notable feature of the room was a raised 'platform' built using softwood boards (**Plate 27**) and a corresponding half-vaulted ceiling, extending the full room width and against its eastern external wall (**Plate 28**). These features were directly associated with the 19th century re-fronting of the building, the vaulting to the rear of the parapet an elegant way of both accommodating the taller first floor windows and forming the valley between the back of the parapet and the eaves of the original roof. The platform was similarly a necessary addition to accommodate the new taller ground floor windows to the bars, which rise above the original floor level. The two windows that lit the room were both 6 over 6 box sashes without horns, typical of the second half of the 19th century, with ogee moulded architraves. These mouldings matched those used for the cupboard/wardrobe on the east side of the chimneybreast, which has a simple two panel door.
- 6.5.3 Structural evidence relating to the original front wall of the building survived in FF1 along its south wall, where the top of the storey (corner) post survived along with the cut off stub of the wall plate (removed for the re-front; **Plate 28**). Two more storey posts, both with gradually swelling jowls (in use up to c.1700) and a short length of original plate, were present along the eastern side of the bedroom cupboard (FF1a). They both supported the tie beams of two trusses, set either side of the central chimneybreast. The absence of a section of ceiling in this cupboard (FF1a) showed

that the parapet wall was tied back into the common rafters using wrought iron ties with square threaded 'nuts' and that localised failure of the roof valley had caused some decay to the feet of the rafters.

- 6.5.4 The ceiling was crossed by an axial joist or bridging beam of 11 inch scantling (**Plate 27**), which was supported by the chimneybreast and a post central to the south wall. The joist was chamfered to the soffit and stopped, using a step and run-out stop at its north end, typically late 16th to 17th century in date. A similar stop was used in (FF6; **Plate 38**) and in the bar area (GF2; **Figure 13; Plate 19**) directly below (FF6).
- 6.5.5 The floor had been covered with 19th century softwood 5 inch boards, which had been nailed to the original 4½-5 inch scantling oak common floor joists set across the room on its shortest east-west axis.

Room FF2

- 6.5.6 Rooms (FF2) and (FF3) occupied the space to the north of the chimneybreast similar to (FF1) to the south (**Figure 14**). Their dividing wall was built along the line of the axial beam. The latter was not as elaborate as its corresponding joist in FF1 and appears to be supported on the stub of a beam cantilevered out from the chimneybreast and may be associated with a secondary or later rebuilding of this bay as it is similar to the axial beam used to bridge the (FF4 and FF5) in the rear north extension (**Figure 14; Plates 35 and 37**).
- 6.5.7 Room FF2 shared a number of the same features as FF1 including the raised platform and vaulted ceiling above and the pair of 19th century sash windows with moulded architraves (**Plates 30 and 31**). There was no cupboard to the east of the stack, as this space was occupied by (FF1a). However the top of the jowled storey post, also seen in (FF1a), was exposed in (FF2), along with a finely carved curving arch brace (16th-17th century in date), carpentered with a chamfered edge and pegged into the storey post, rising up to the tiebeam (**Plate 31**). Though unclear this brace may have formed an arch to an opening formerly between (FF1) and (FF2) or the remnant of decoration to an open hall.
- 6.5.8 The bedroom was heated by a small 19th century cast-iron basket-type bedroom fireplace with floriate designs and a slate hearth, built into the north side of the central chimneybreast (**Plate 32**). Courses of large 9 inch stock bricks were visible around the fireplace, blocking a larger opening showing that the fireplace had been inserted into the chimneybreast. The ogee mould architrave to the doorway into FF2 was 19th century. The 6 over 6 box sash window architraves have a similar style of moulding. The walls of the room were covered with lath and horse hair plaster and the floor retained many of its 12 inch oak boards (**Plate 30**).

Bathroom FF3

- 6.5.9 Latterly in use as a small bathroom and WC, (FF3) was created by the insertion of a lightweight east-west stud wall with into the space to the north of the stairwell (**Figure 13**). This stud wall was covered with lath and plaster on the south (corridor) side and clad using softwood horizontal match-boarding on the interior (bathroom) side (**Plate 34**). A small fixed 4 over 4 light window with fine glazing bars and an ogee architrave high up in the wall provided borrowed light to the corridor (mostly blocked and just visible in **Plate 34**). A similar window was also present in the inner wall to the corridor in the adjacent room (FF4; **Plate 35**). Clearly these upper corridors were badly lit and quite dingy as a light lantern was also added in the 19th century into the roof structure above the adjacent corridor to the north of FF6 (**Figure 13**). Room (FF3) was lit by a 6 over 6 horned box sash window in the north flank wall. It had a plain 19th century softwood four panel door (**Plate 34**).
- 6.5.10. A jowled storey post, the north-western storey post to the front main building, was visible in the corner of FF3 (**Plate 33**) and to the north of a heavy 6 inch scantling post/stud located roughly central to the west wall. The 11-12 inch wide floor boards in the room were laid north-south.

Bedrooms FF4-5

6.5.11 Bedrooms (FF4 & 5) both lay within the rear north extension and were accessed via a central 'circuit' of corridors adjacent and to the west of the stairwell (**Figure 14**). The bedrooms were plain in decoration, with undecorated lath and plaster walls (papered over) and a plain 4 panel softwood door. The fenestration comprised the same 6 over 6 horned sash windows (**Plate 36**) and the floors still retained many historic 12 inch boards (**Plates 35 and 37**). An axial bridging joist with soffit chamfers and no stops, supported on the central post seen in (FF3) extended slightly off-centre across the ceiling of FF4 (**Plate 35**). It also appears in the adjoining bedroom (FF5) to the west, where it terminates at the rear gable wall (**Plate 37**). Bedroom (FF5) was lit by a slightly larger 8 over 8 horned sash window. The window opening had the same style of architrave as the doorway, which had a simple four panel 19th century door. The room retained many 11-13 inch wide oak floorboards (**Plate 37**), laid east to west and a noticeable deformation of the floor particularly to the south-west, caused by subsidence.

Bedroom FF6

6.5.12 Bedroom (FF6) lies within the rear south extension, to the south of a corridor built with a lightweight stud wall covered with plasterboard (**Figure 13**). The modern partition wall was added to create en-suite toilet (now removed) and enable distinct access to the rear rooms (FF7 & 8). The rear south extension extends across the width of (FF6) and the adjacent corridor, its jowled storey post still visible in the south-western corner of (FF6) and the north-western corner of the rear corridor (FF10). Taking these two spaces as a whole, then the axial bridging beam, seen in (FF6) is correctly positioned centrally within the rear south extension. The bridging beam is 10-11 inches in scantling and is stop chamfered, using a typical step and run-out stop (as in FF1) at its eastern end only (**Plate 38**). Both wall plates in the rear south extension, along the south wall of (FF6) and the north wall of (FF10) were wholly or partly visible.

6.5.13 The majority of the floor is covered with 12 inch oak boards, which following the lifting of a single board exposed 5 x 3 inch common floor joists laid north-south. The walls were covered with lath and plaster. The skirtings and a four light 'off the peg' casement window, central to the south wall, were modern additions. A scar in the east wall directly below the axial bridging joist suggests (FF6) was formerly smaller in size.

Rooms (FF7 & FF8)

6.5.14 Rooms (FF7 & 8) are located within the (phase 4) western extension of the rear south extension and were latterly in use as a kitchen and access to the first floor rooms (**Figure 13**). The difference in floor height between (FF6/10) and these two rear rooms is noticeable, with a rise of 32 inches in height, bridged by a short flight of steps. Whilst the higher first floor provides a more 'lofty' space to the bar below, it also creates more enclosed space at first floor with both bedrooms (formerly a single room now divided by a modern partition), built within the eaves (**Plates 39 and 40**). The fixtures, fittings and fenestration to both rooms were modern, while the floors were covered using 19th century 8 inch softwood boards.

6.5.15 The chimneybreast was located central to the east wall of the rear south extension, abutted to the north side by the short flight of steps from (FF10). A tile hearth in the floor next to the front of the chimneybreast shows that it formerly incorporated a fireplace (now blocked) to heat this rear chamber, while an alcove to the south of the chimneybreast (created by the projecting chimneybreast) retained evidence of trapped external weatherboarding and external render, demonstrating the former end of the rear south extension (in phase 2) prior to the addition of the phase 4 western extension (**Figure 13**).

Stairwell FF9

6.5.16 The stair from first floor up to the attic rooms was a continuation of the winder stair from ground floor, utilising the same octagonal section newel post (**Plate 41**). The hardwood closed riser stair (9 inch rise) wound its way up to a small landing area to the west of

the chimneystack, access achieved into this roof space by removing the common roof rafters in the area over the stair (**Plate 44**) and creating a higher dormer like gabled roof projecting to the rear of the chimneystack. The stair was built within the narrow central bay defined by two jowled storey posts along the rear (western) wall of the front main building. Entry to the stairwell from the first floor landing was via a four panel softwood door hung on 18th century L-hinges.

6.6 Attic Floor

6.6.1 The roof spaces had in antiquity been utilised as additional rooms. This is shown by the boarding using wide 12 inch oak floor boards of the joists in the roof spaces either side of the central chimneystack (spaces A1 and A3; **Figure 15**; **Plates 42 to 44**) and the eastern space (A4) of the phase 2 rear south extension (**Plate 49 to 51**). Neither the rear north extension (A5; **Plate 52**) nor the addition to the rear south extension (A6; **Plate 53**) had been used as rooms.

Front Main Building Attic Bays A1-A3

6.6.2 The roof over the front main building is laid out over three bays, with a narrow central bay (1.96m wide), in which the chimney stack is located, flanked either side by roof bays of similar size, measuring 4.21m to the south and 3.93m to the north (**Figure 15**). The roof bays are defined by four cross frames, two forming the northern and southern end walls (**Plates 42 and 48**) and two either side of the chimneystack (**Plates 44 and 47**). The latter showed evidence of carpentry marks, as chiselled (more typically 17th century) Roman numerals II and III, located on the south facing side of the western junction of the principal rafter and collar (**Plate 45**). Truss II was to the south of the chimneystack and III to the north (**Figure 15**). The cross frames each showed evidence of queen posts pegged into the base of the collar and later nailed over stud infill. The western queen posts from both trusses II and III had been removed to enable access into bays A1 and A3 from the stairwell (**Plates 44 and 47**) and the purlin cut away at the base to provide additional head height. These features demonstrate that the roofspace was not originally built with rooms, but was a later adaptation when the stairwell was added.

6.6.3 The roof was built as a clasped side purlin roof, the purlins 6 x 5½ inch scantling additional braced at the corners of the roof (bays A1 and A3) by straight wind braces, pegged into the principal rafter and trenched into the back of the purlin (**Plates 43 and 48**). The side purlins were in two equal lengths to the west of the chimneystack and in three relatively balanced lengths to the east. All were joined end on using edge halved bridled scarf joints with two face pegs. Bays A1 and A3 both comprised seven common rafters per bay at 18-24 inch centres, pegged together at the apex (**Plate 46**). Many showed evidence of re-use with redundant mortices and former carpentry marks, while some later replacement, using softwood rafters were present in bay A3. This bay appears to have suffered from structural problems as it had been later strengthened (at the same time as the addition of the softwood rafters) by the use of a softwood ridge beam.

6.6.4 Whilst the common rafters did incorporate many re-used timbers they were (in bays A1 and A3) correctly numbered using a full progression of Roman numerals scribed into the north facing side of the rafter at the apex. Bay A3 was numbered I-VII from north to south and Bay A1, VIII to XIII, also north to south.

6.6.5 The centre of Bay A2 was mainly occupied by the brick-built chimneystack. It was built to cruciform plan, typically of 17th century date, and in rough-faced, cracked bricks, many discoloured or burnt and laid in stretcher bond. The bricks measured 230-240x55x110mm and were mortared together using a hard lime mortar. No evidence of fireplaces were present at attic level suggesting these upper rooms were unheated. The stairwell, to the west of the chimneystack, was set below a rear projecting dormer roof, built of timber framing and a simple pegged rafter roof, which butted up against the central chimneystack. The stair roof used hand sawn oak rafters at 4 x 3 inch scantling.

Rear South Extension, Attic Space A4

- 6.6.6 Roof space A4 comprised the section of roof to the east of the chimneystack in the rear south extension, which directly adjoined the rear pitch of the roof of the front main building (**Figure 15; Plate 49**). The floor within this area was boarded using wide oak boards, with access into this roof space from roof space A1, achieved by the removal of sections of three common rafters below purlin level. This attic room showed evidence of internal plasterwork as lath and horse hair panels set between the exposed studs (**Plate 50**). These plaster panels were not formed from individual wattle panels and were riven laths nailed onto the external face of the studwork and plastered both internally and externally. The external treatment was decorated using a simple impressed 'dimpled' pargetting. An unusual structure built as a light lantern, top lighting the corridors to the first floor rooms, had been inserted into this roof space during the 19th century (**Figure 15; Plate 51**).
- 6.6.7 The A4 roof trusses were identical to those used in the front main building and aligned with the rear wall of the main building. The A4 roof structure was also built using a clasped side purlin, similarly braced using wind braces, pegged and tenoned between the principal rafters and purlins. The nine common rafters were all oak and set at 18 inch centres and pegged at the apex. They too showed evidence of re-use in marking and empty mortices. The side purlins were 8 x 5 inch oak, were held by the truss collar and finished short of the A1 purlin west side. Carpentry marks were inconsistent apart from the first three of the common rafters (to the east), which were marked I-III in a similar manner to those in roof spaces A1 and A3. Their presence demonstrates that this small section of roof relates to the main roof and formed a rear west facing gable to a cross-wing.

Rear North Extension, Attic Space A5

- 6.6.8 The roof (A5) of the rear north extension was a later addition built onto the rear of the main roof space A3 (**Figure 15**). It had not been used as an attic room and remained unboarded and crossed by three heavy collars at an inconvenient height for use as a room (**Plate 52**). The roof was laid out over three main bays and a half bay at the east end and was a clasped side purlin, constructed in oak. The purlins were both connected using a bridle scarf with three face pegs, just west of the first collar (a later softwood replacement). The common rafters were hand sawn oak and pegged at the apex. They included some softwood replacements and modern 'doubling up' of the rafters, particularly in the lower register of the north pitch. Carpenters marks were erratic and many of the components, particularly the collars, purlins and studwork to the gable wall were re-used. Notably three 16th century ovolo moulded window mullions had been re-used as studs in the western end gable.

Rear South Extension, Attic Space A6

- 6.6.9 Observation of this roof space was limited to a small opening between two studs in the end wall of attic space A4, adjacent to the chimneystack (**Figure 15**). This showed that the side purlin roof was built using machine-cut softwood for the collars and rafters (**Plate 53**) and incorporated a thin board like ridge plank, all features indicative of a mid-late 19th century date. The purlins, which lapped over the stub end of the earlier range (A4) were however more crudely cut and appear to have been re-used from another building. The chimneystack at this level had been rebuilt using large 19th century 9 inch stock bricks laid in Portland cement.

7 DISCUSSION

7.1 Phase 1 (early/mid 16th century)

7.1.1 The historic building recording and documentary research focused upon the Two Brewers public house in Lowfield Street has shown that this historic Grade II listed buildings has a complex structural development that originates in the 16th century.

7.1.2 An earlier inspection of the building by the Dartford District Archaeological Group together with reports of a document dating to 1524, proposed that the building likely dates to the 16th century and was probably built with a long wall jetty. Whilst the re-fronting of the building (in the 19th century (phase 4)) has removed all evidence of the jetty (the internal rise in the ceiling height to the front is a 19th century creation to accommodate the taller front windows of the re-fronting), some structural and spatial evidence of a late medieval building remains.

7.2 Phase 1 (early/mid 16th century)

7.2.1 The 16th century building incorporates the main front building, which faces onto Lowfield Street. It is laid out in a medieval hall house plan, which had remained popular during the 16th century, and had gone out of fashion by the second half of that century. The present building is built with two cells (hall and cross-wing) and a narrow smoke bay or cross passage. It could conceivably have originally been at least another bay longer, as both closing walls in the roof structure were unconvincing. The main structural timber frame of the phase 1 house still remained in the form of jowled storey posts in the end walls and the two cross frames. They were carpentered with gradually swelling jowls, which are relatively un-diagnostic in terms of dating. Jowled storey posts in decline by the end of the 16th century, although they were in use up to 1700. The timber-frame also incorporated a mid-rail, a feature first introduced into box frames during the 16th century. The roof was a side purlin construction, which typically date from the 15th century and are generally in use by the mid 16th century (replacing the crown post roof). The roof was strengthened using corner wind braces, which are again more typical of the 16th century construction (Hewitt, 1980). The presence of a similar roof truss on the western side of the south roof suggests a return to a cross-wing, constructed shortly after the main building was constructed.

7.2.2 Internally few phase 1 features remained, although an ornate 16th century curved arch brace survived within bedroom (FF2; **Plate 31**), which was clearly meant to be visible and may have formed part an open hall within the northern part of the main building.

7.3 Phase 2 (Late 16th/17th century)

7.3.1 The hall house was updated and modernised during the late 16th/early 17th century with the insertion of a large central chimneystack into the cross-passage to create a lobby entry plan house, the insertion of a first floor across the former open hall, the adaptation of the roof space to create attic rooms and the addition of a rear wing.

7.3.2 Many open hall houses were converted into lobby entry houses, to an extent that they became extremely common in the lowland zone of South-East England and East Anglia during the 17th century (Harris, 1982). The front entrance in a lobby entry house lead into a small lobby (central bay) against the front side of the chimney stack. Typically a winder or newel stair occupied the corresponding space to the rear, using the armature of the chimneystack to provide access to the first floor and in this case up to the attic floor. The central chimneystack would have clearly improved the heating to the ground and first floor chambers of the front main building. It was built into the former cross-passage in a cruciform plan, a form of stack comparable to examples in Essex at Burrells Cottage, Roxwell (UID 1264892) and Crossleys Farm, Moreton (UID 1111286) which have both been dated to the 17th century.

7.3.3 As part of the improvements, the attic was converted into habitable space. The west purlin was noticeably trimmed adjacent to the stair to allow more headroom into the attic and studs were removed from the cross-frames to enable access into the new

rooms. These included the two spaces in the older roof (A1 and A3) and a new room built as part of the new rear south extension. The latter was built using similar components, jowled posts and a side purlin roof with wind bracing, suggesting this occurred not too long after phase 1, during the late 16th/17th century. Some of the carpenters marks in the two roofs (phases 1 and 2) were similar, although the scantlings of the two roofs were not. When this new rear extension was built, it was heated by a gable end wall chimneystack (now central to the rear bar GF6). This supported the western end of a bridging floor joist with late 16th to 17th century stop decoration, whose eastern end was simply halved over the top of the mid-rail to the phase 1 house. The chimneystack had been much altered in subsequent periods, a fireplace opening inserted in the west side to heat the later (19th century/phase 4) extension.

7.4 Phase 3 (Late 17th/18th century)

7.4.1 This phase saw the addition of the northern of the two rear extensions during the 18th century. Visible evidence relating to the historic fabric of this rear extension was limited to an axial bridging beam crossing areas GF4 and GF5. These timbers were unadorned with no evidence of stops and were therefore probably masked by a ceiling structure from the outset. At first floor level a similar axial beam was present and although it was chamfered the beam was plain and without stops. It seems probable that the present room arrangement for GF4 and GF5 dates to this period. The roof space over this extension was not incorporated into the attic rooms. Its use of collars at an awkward height precluding easy access through the space. The roof was pegged at the apex and used a variation of a bridled scarf, in use up until the mid-late 17th century. The roof was mainly built of oak, and also included much re-used timber, including some 16th century window mullions. The level of re-use might suggest a late 17th or 18th century date.

7.5 Phase 4 (Mid 19th century)

7.5.1 The mid 19th century witnessed the re-fronting of the public house, prior to its disposal by the Tasker family, and possibly at the same time or slightly before the addition of an in-line extension to the rear (west) of the Phase 2 south extension. The former entailed the removal of the front (east) timber wall-frame of the Phase 1 house and its re-fenestration with larger, much taller window openings on both levels. The rear extension was built directly onto the rear of the existing south rear extension, enveloping the pre-existing chimneystack and trapping weatherboard (**Plate 39**) and plasterwork in the process. These investments most likely also resulted in an internal re-organisation of the bar area, with possibly the removal of some of the historic internal walls (certainly that between GF2 and GF6) and the re-fenestration using mid-19th century sash windows to most of the openings.

7.5.2 The stable buildings to the rear and adjoining the north range appear to have been built or rebuilt during this period (now the beer cellar and WCs), while other stables and outbuildings to the south side have been lost altogether.

7.6 Phase 5 (Modern 20th century)

7.6.1 Much of the present open plan bar layout, decor, fixtures and fittings are modern additions, the open plan scheme probably created in 1992, when a number of large steel joists were inserted. The decorative scheme is faux Victorian and the cornices, rails, skirt boards and dados for fake. The bar counter or island is a modern addition and the former stable/outbuilding (north side GF10) much altered, retaining only its rear elevation. The flat roof rear extensions are all 20th century.

7.6.2 There are some modern alterations on first floor, but these mainly entail sub-division of rooms using light partitions, which are easily reversible.

7.7 Assessment

7.7.1 Whilst this building has clearly been much altered during its lifetime, particularly since the mid 19th century, with the creation of a more standardised public house layout and thereafter during the late 20th century, the loss of many internal divisions undertaken to

comply with current tastes for a single open plan style bar, the listed building still retains much historic fabric, and displays through its survival at least four principal historic phases of development, ranging from the late medieval period through to the mid 19th century.

- 7.7.2 The Two Brewers is a Grade II listed building which clearly still merits its designation as a nationally important building. The outcome of the survey suggests that the building originated as a hall house during the 16th century, with adaptations and additions carried out in the late 16th-17th and late 18-19th centuries. It is these phases of development (Phases 1-4) that could be considered as **highly significant** in terms of the survival of their fabric, although the survival of fixtures and fittings from these periods, particularly across the ground floor (bar areas) is scant. Notable survivals from phase 2 is the winder stair, though altered to the ground floor, the upper flight remains intact (although in a deteriorating condition) and the two principal chimney stacks to the phase 2 building.
- 7.7.3 The Victorian alterations, although forming a large part of the building's history, could be considered slightly less important, but of **moderate significance** given the historic associations of the pub with the local brewer Taskers. These alterations clearly changed the look of the building from a vernacular weather-boarded building to a 'modern' public house. Apart from the re-fronting of the building, the rear (modern phase 5) extension and the remnants of a former outbuilding (now beer cellar), little of the 19th century plan or its decor survive. The fenestration, much of it replaced during the mid 19th century works, remains or has been repaired or replaced. The one surviving outbuilding, latterly converted into a beer cellar, retains only its original rear elevation and has lost its roof and inner walls. Accordingly this remnant is considered to have a **low-negligible significance** and its proposed loss would have a low adverse impact on the overall significance and setting of the listed building. This is also the case for the modern rear extensions, which have **negligible significant** and their removal would be beneficial to the historic character and appearance of the building.
- 7.7.4 The proposals to construct an apartment block within the rear yard (**Figures 16 and 17**) would clearly have an adverse impact on any surviving archaeological resource. The proximity of Roman occupation evidence together with early Roman cremation burials and probable remains of funerary pyres, uncovered during works at the adjacent Priory shopping centre and the nearby Sainsburys development, and the sites location within the medieval core of Dartford, to the rear of later medieval building, would suggest that the site has a high potential for both Roman, medieval and post-medieval remains.
- 7.7.5 Issues of truncation and disturbance of earlier archaeological remains, specifically from the construction of former stabling/outbuildings along the northern and southern boundaries of the yard may be good reason to avoid these areas, although conversely targeting these areas would provide the opportunity to clarify the chronological and structural development of these demolished buildings and their relationship with earlier deposits.
- 7.7.6 It is recommended that trial trench evaluation both targets and avoids the outbuildings shown on historic maps. It is also recommended that if stripping out of modern wall coverings is carried out further building recording of the historic timber-frame building is carried out.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank Alow-Group for commissioning the project. The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The historic building recording was carried out by Adam Garwood and the majority of the photographs taken by Strephon Duckering. The illustrations were prepared by Hayley Baxter.

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<http://www.dover-kent.com/Beer-Retailers-Dartford.html>

<http://pubshistory.com/KentPubs/Dartford/TwoBrewers.shtml>

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-290486

Project details

Project name	Two Brewers Public House, No. 33 Lowfield St, Dartford, Kent, DA1 1EW Historic Building Survey
Short description of the project	Pre-Construct Archaeology Limited was commissioned to undertake historic building recording and assessment prior to proposed alterations and renovation works to the Grade II listed Two Brewers Public House, Dartford, Kent. The Two Brewers was originally built during the 16th century as a two cell (hall and cross-wing) house. It was later adapted during the late 16th/17th century to a lobby entry plan, with the insertion of a central cruciform plan stack into the cross-passage and was extended on the south side of the rear (west) elevation. The building was enlarged once again during the late 17th/18th century, with the addition of a corresponding rear north extension. It was re-fronted by the mid 19th century, at which time the south rear extension was also enlarged and the building re-fenestrated.
Project dates	Start: 28-06-2017 End: 11-07-2017
Previous/future work	No / Yes
Any associated project reference codes	DA/14/00615/FUL, - Planning Application No.
Type of project	Building Recording
Site status	Listed Building
Monument type	PUBLIC HOUSE Post Medieval
Methods & techniques	""Photographic Survey"", ""Survey/Recording Of Fabric/Structure""
Prompt	Planning condition

Project location

Country	England
Site location	KENT DARTFORD DARTFORD Two Brewers Public House, No. 33 Lowfield St, Dartford, Kent,
Postcode	DA1 1EW
Site coordinates	TQ 54114 73903 51.44260338245 0.217809181377 51 26 33 N 000 13 04 E Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Wendy Rogers
Project design originator	n/a
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood

Type of sponsor/funding body Private Developer

Project archives

Physical Archive Exists? No

Digital Archive recipient Dartford Borough Museum

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

Paper Archive Exists? No

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Two Brewers Public House, No. 33 Lowfield St, Dartford, Kent, DA1 1EW
Historic Building Survey

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

Other bibliographic details PCA Report No. R12974

Date 2017

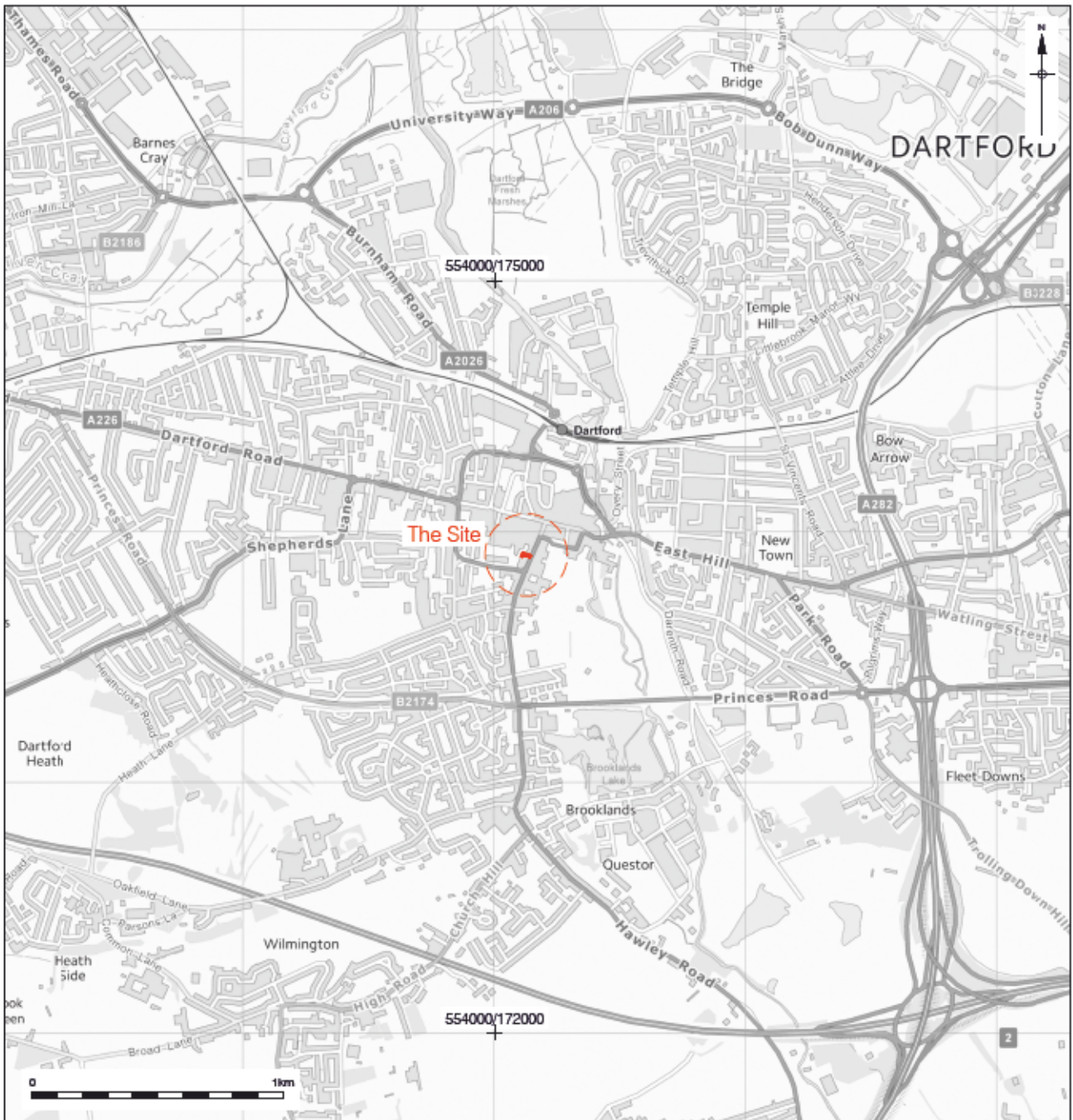
Issuer or publisher Pre-Construct Archaeology Limited

Place of issue or publication London Office

Description PDF report

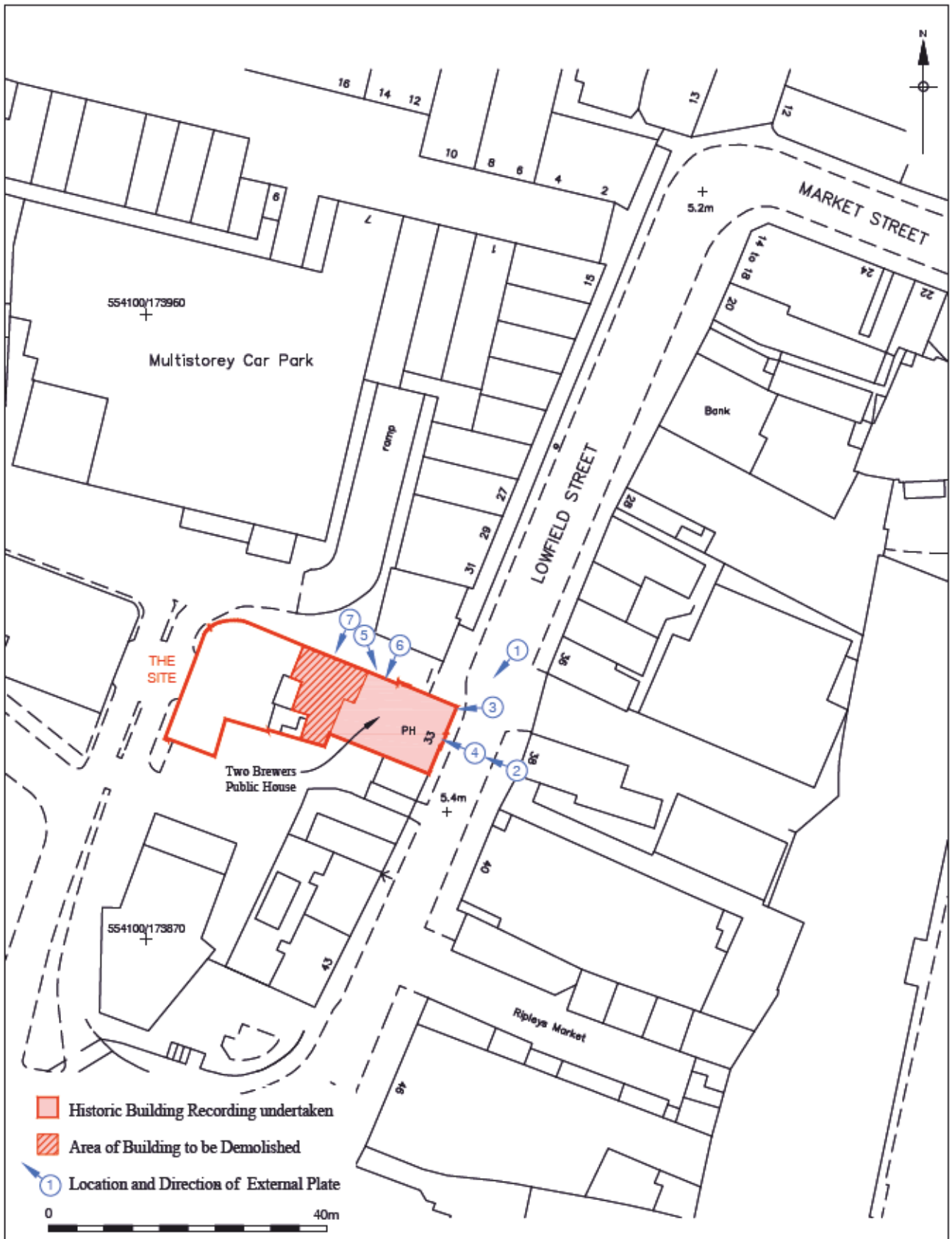
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Entered on 4 August 2017



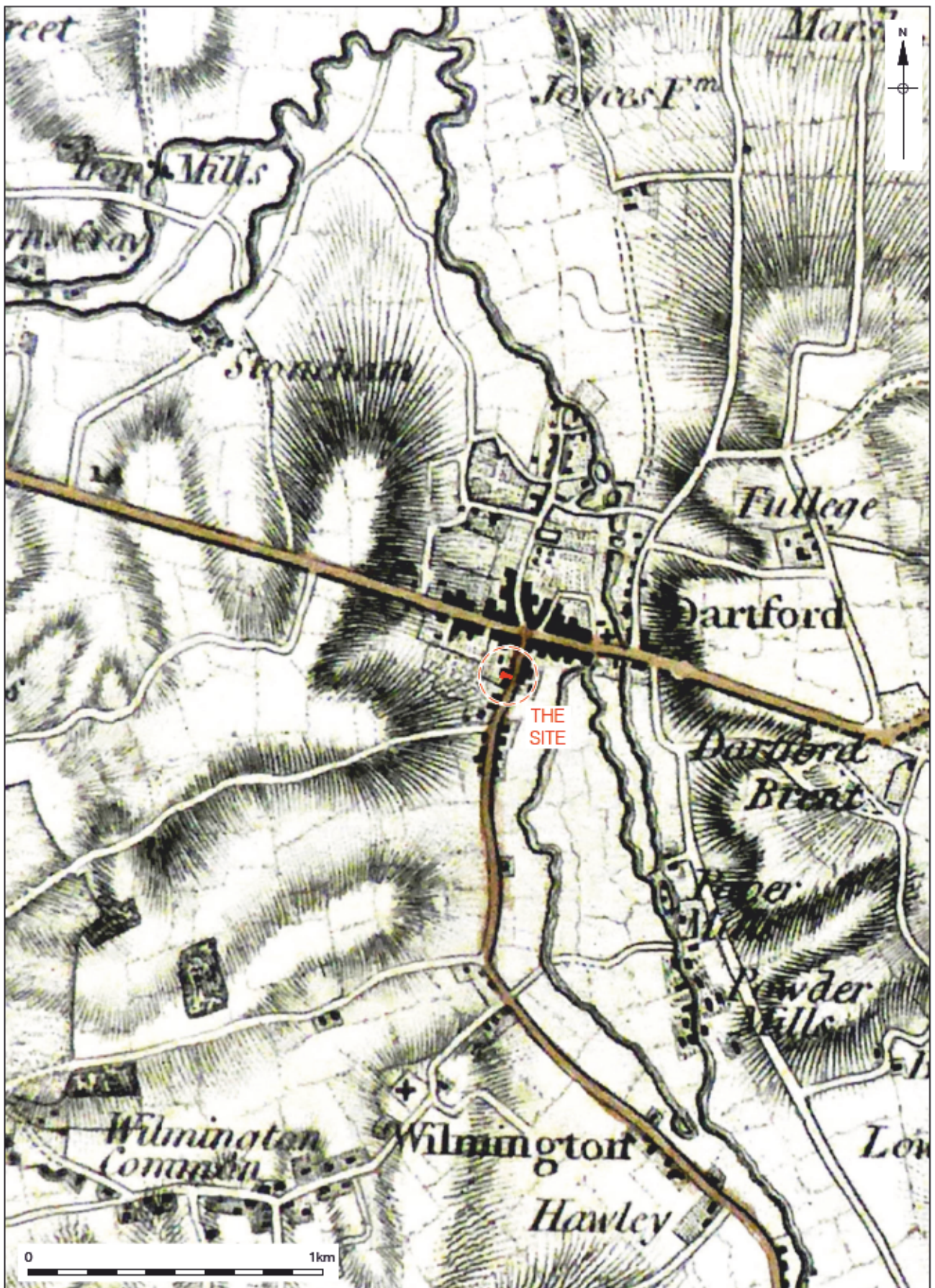
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Figure 1
 Site Location
 1:2,000,000; 1:250,000; 1:25,000 at A4



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Figure 2
 Detailed Site Location
 1:800 at A4



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Figure 3
Andrews, Drury & Herbert's Map of the County of Kent, 1769
Hundred of the Little Lesnes, Dartford & Wilmington
approx 1:20,000 at A4



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Figure 4
Hasted, 1778
Hundred of the Little Lesnes, Dartford & Wilmington
approx 1:20,000 at A4



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Figure 5
Tithe Map of Dartford Parish dated 1840
1:1,250 at A4

THE TWO BREWERS LOWFIELD STREET, DARTFORD.

No. 1.
THE TWO BREWERS, LOWFIELD STREET, DARTFORD,
Many years occupied by Mr. John Miles
Rent £50 per Annum.
Well placed Opposite the Brewery Entrances.

The Premises are Brick and Timber Built with modern elevation, and contain 7 Bedrooms, Bar, 2 Parlors, Small Room, Tap Room, Kitchen, Store Room, Washhouse, Stabling for Four Horses, Coach-house, Outbuildings, Yard with side entrance, large and productive Garden walled in.

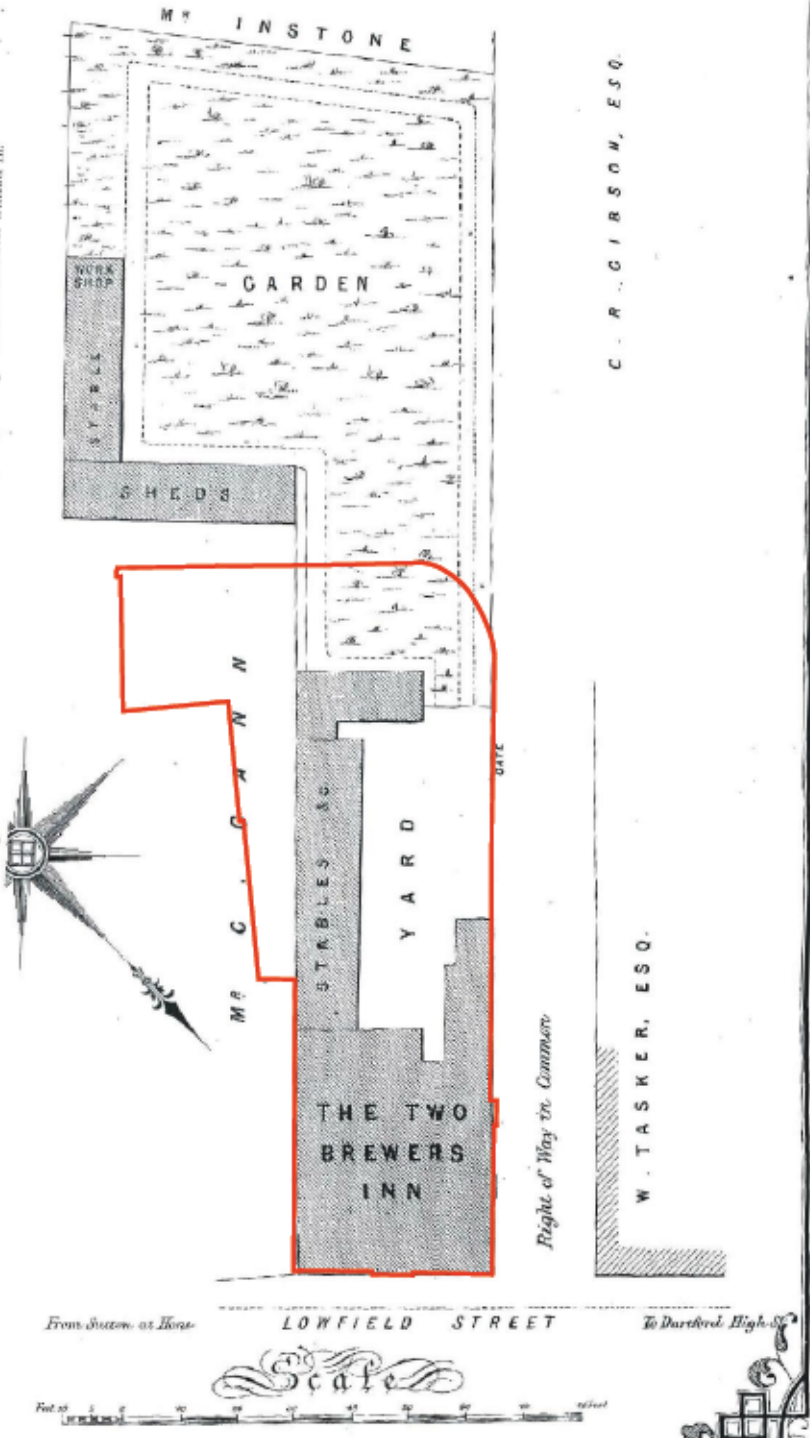
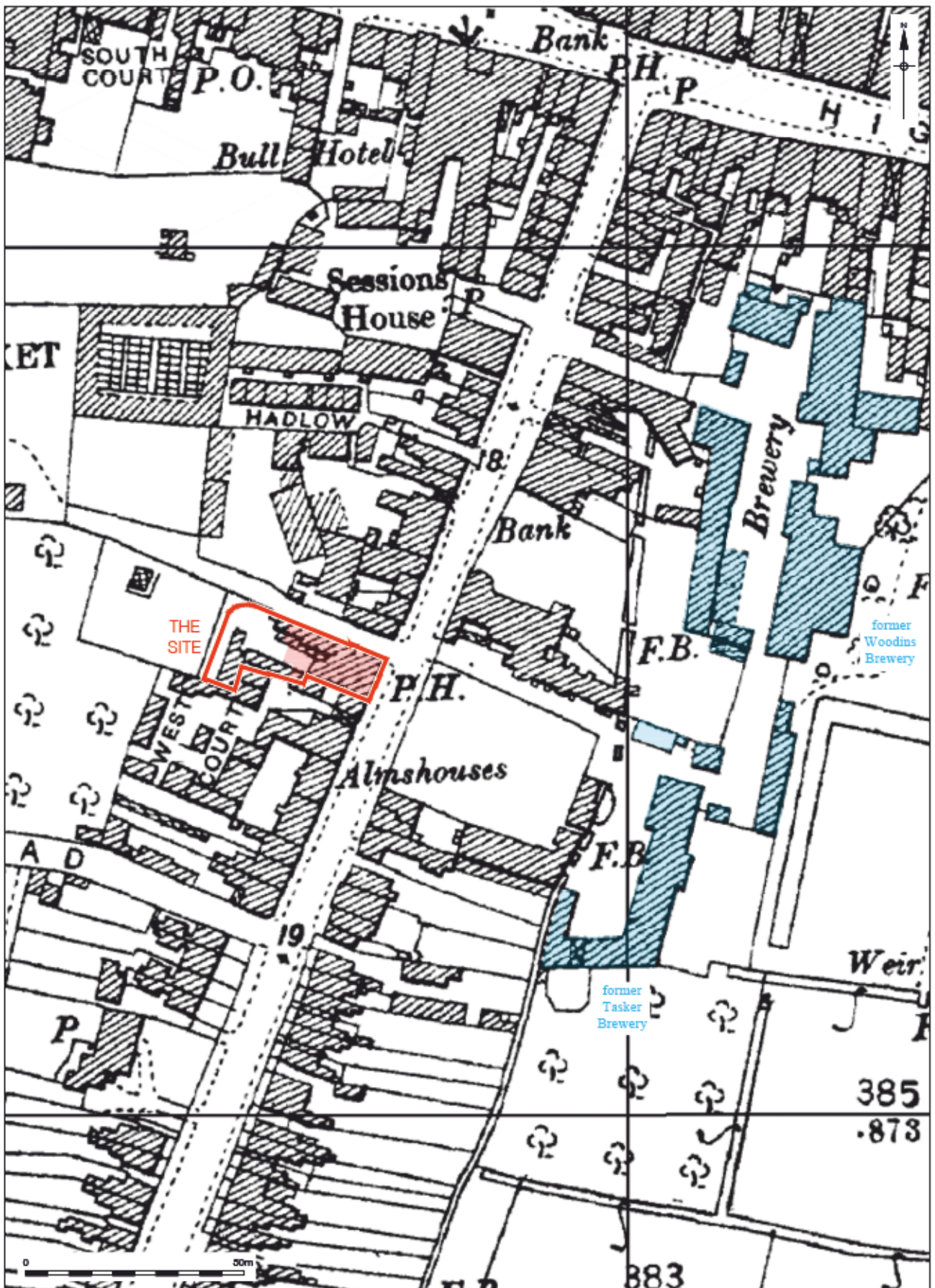
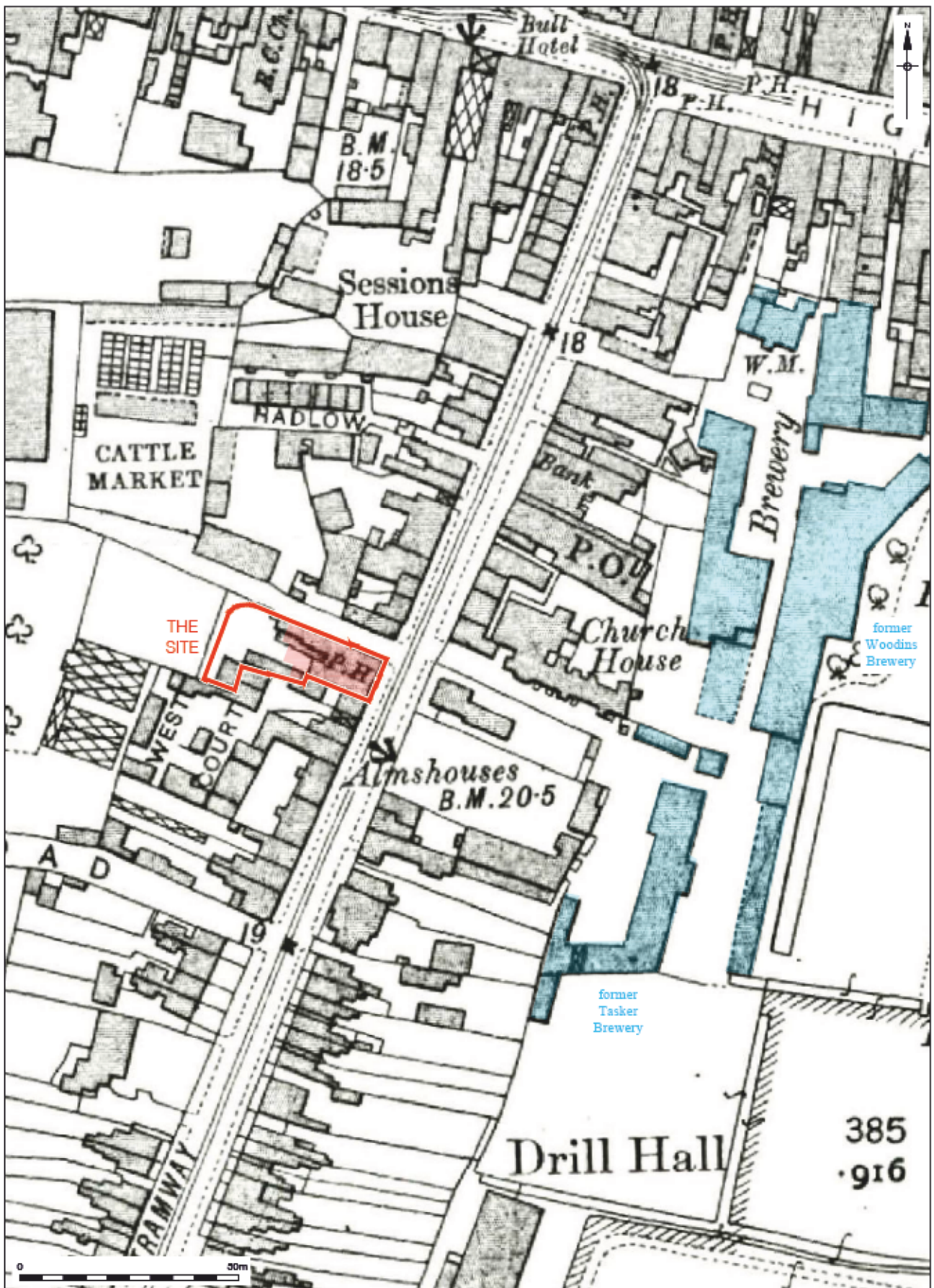


Figure 6
Map Extract from the Sales Particulars dated 1869
approx 1:400 at A4



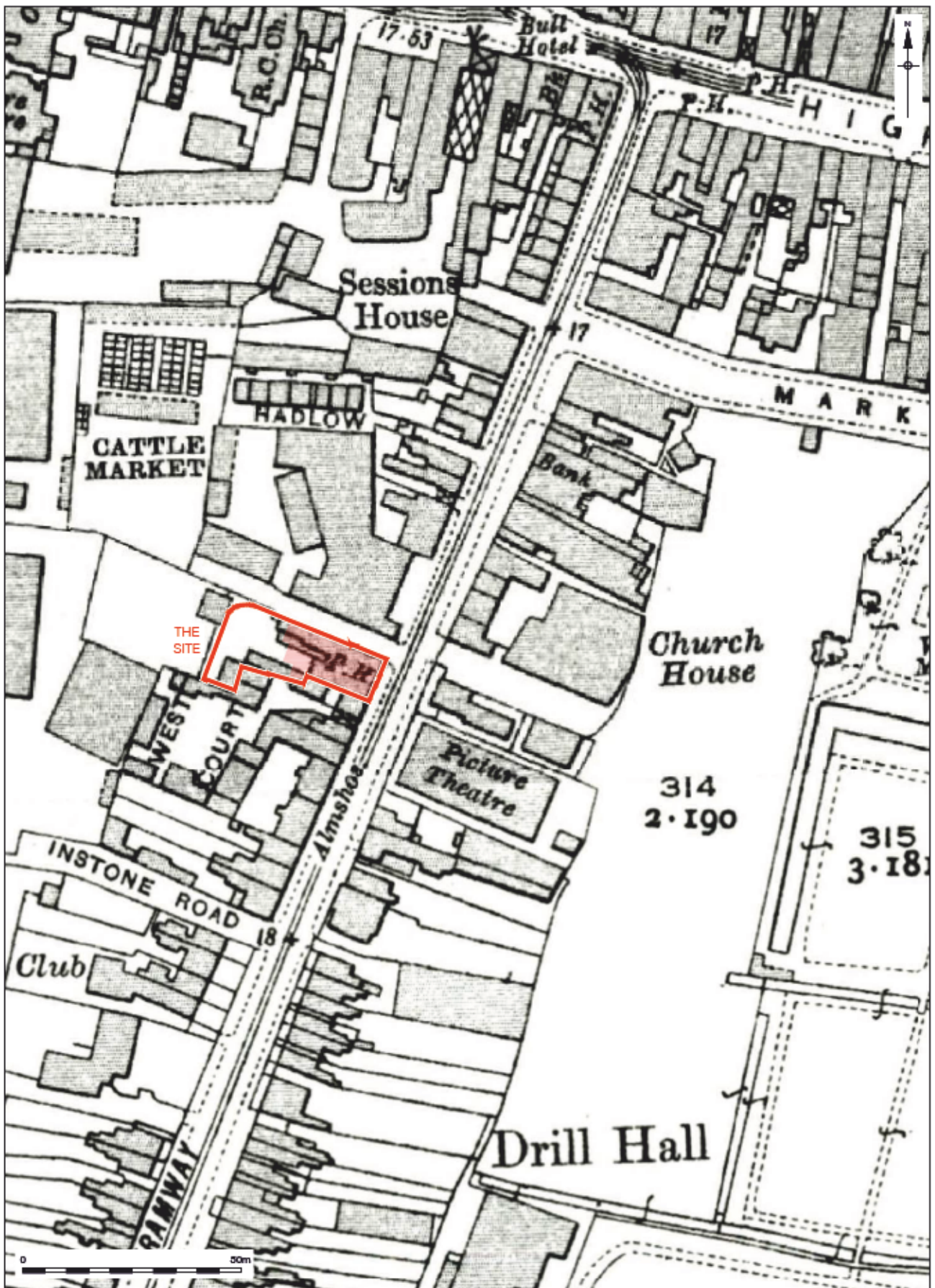
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Figure 8
Second Edition Ordnance Survey, 1897
1:1,250 at A4



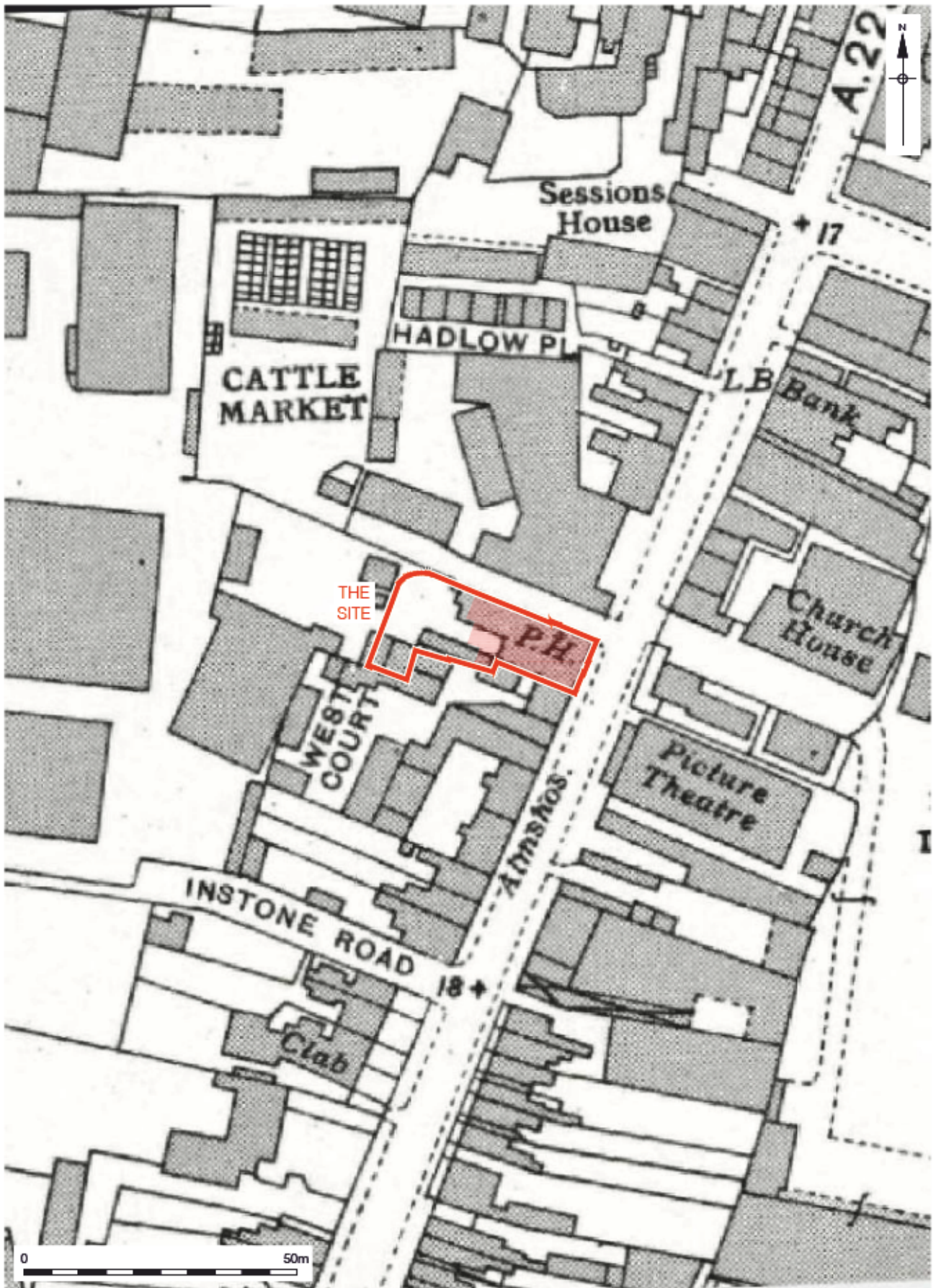
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Figure 9
Third Edition Ordnance Survey, 1907
1:1,250 at A4



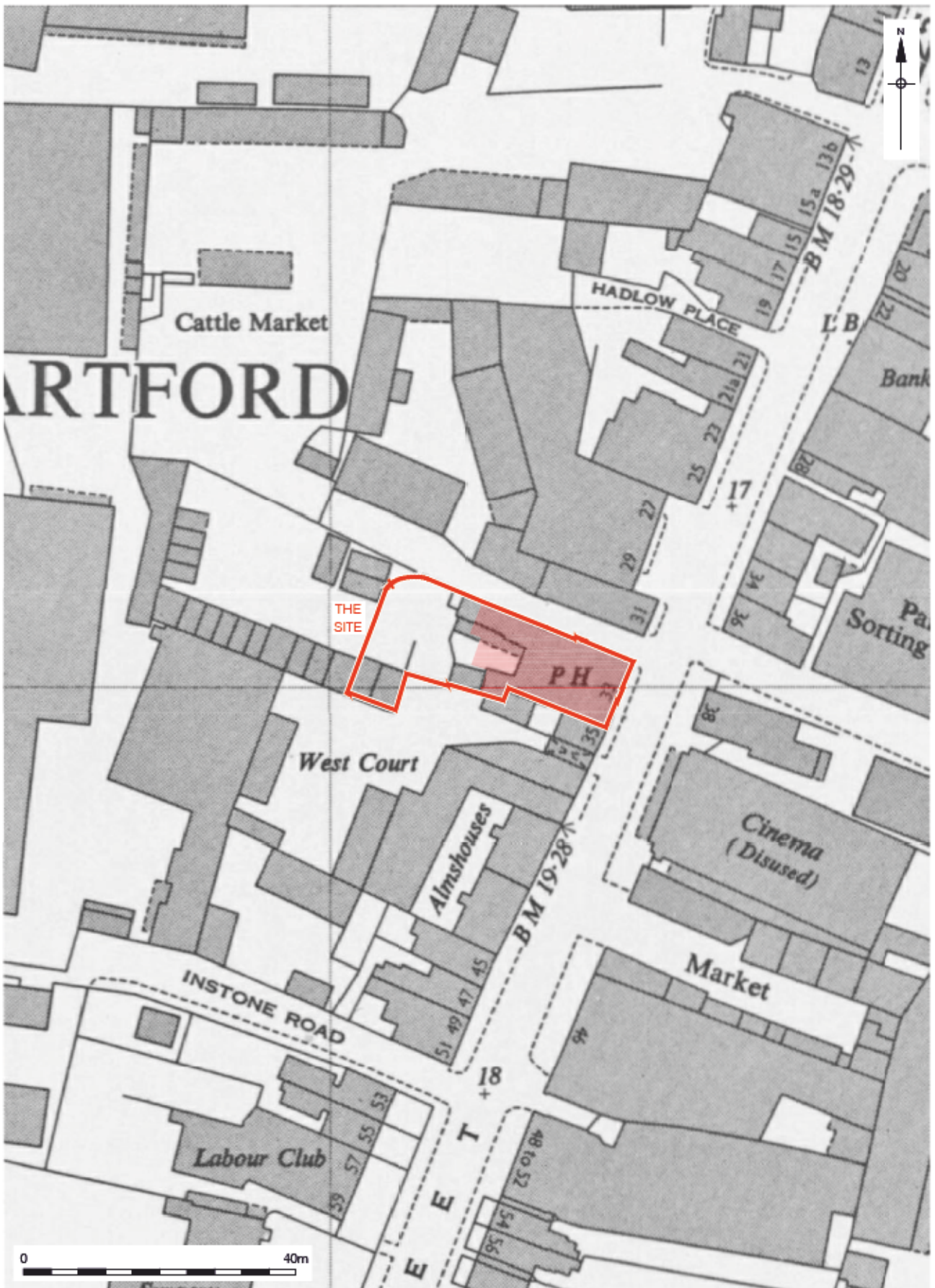
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Figure 10
Fourth Edition Ordnance Survey, 1931-33
1:1,250 at A4



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Figure 11
Ordnance Survey, 1938-39
1:1,000 at A4



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Figure 12
 Ordnance Survey, 1962
 1:800 at A4



- Phase 1 (Early - Mid 16th Century)
- Phase 2 (Late 16th - 17th Century)
- Phase 3 (Late 17th - 18th Century)
- Phase 4 (Mid 19th Century)
- Phase 5 (20th Century/Modern)

① Location and Direction of Plate

0 4 12 Feet
0 2 4 Metres

Based on Ground Floor Plan Survey (dwg no. 13-107-A-010) supplied by Affordable Architects Ltd
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Figure 13
 Existing Ground Floor Plan
 showing Phasing & Plate Directions
 1:100 at A3



Based on First Floor Plan Survey (dwg no. 13-107-A-011) supplied by Affordable Architects Ltd
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Figure 14
 Existing First Floor Plan
 showing Phasing & Plate Directions
 1:100 at A3



- Phase 1 (Early - Mid 16th Century)
- Phase 2 (Late 16th - 17th Century)
- Phase 3 (Late 17th - 18th Century)
- Phase 4 (Mid 19th Century)

✕ bridled scarf joint
① Location and Direction of Plate



Based on Roof Plan Survey (dwg no. 13-107-A-012) supplied by Affordable Architects Ltd
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Figure 15
 Existing Attic Floor Plan
 showing Phasing & Plate Directions
 1:100 at A3



Based on Proposed Ground Plan (dwg no. 13-107-A-020 Rev D) supplied by Affordable Architects Ltd
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Figure 16
Proposed Ground Floor Plan
1:125 at A3



Based on Proposed Elevation (dwg no. 13-107-A-026 Rev A) supplied by Affordable Architects Ltd
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Figure 17
 Proposed North Elevation
 Looking South
 1:125 at A3



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Figure 18
Sketch dated 1974 by Derek Hicks
North Elevation



Plate 1 The Two Brewers looking south-west



Plate 2 The Two Brewers, facade to Lowfield Street



Plate 3 Decorative bracket to facade



Plate 4 Detail of tiled frontage



Plate 5 Northern elevation looking east



Plate 6 Northern elevation to rear north extension



Plate 7 Former 19th century outbuilding (now cellar and WCs)



Plate 8 Rear elevations from rear yard



Plate 9 Outbuilding (rebuilt) looking north-east



Plate 10 Modern extension



Plate 11 Modern extension and fire escape



Plate 12 Northern and southern rear wings, looking east



Plate 13 Bar, from GF5 towards GF3



Plate 14 Bar counter, note winder stair and storey post (left).



Plate 15 Bar, from GF5 to GF6



Plate 16 Bar, from GF6 to GF5



Plate 17 Bar, from GF1 to GF2, showing extant mid-rail (propped).



Plate 18 Mid-rail or girding beam and axial bridging joist from GF2



Plate 19 Detail of stops



Plate 20 Victorian cast-iron fireplace in GF1



Plate 21 Victorian range in GF3



Plate 22 Winder stair (GF8) from first floor



Plate 23 Blocked fireplace in GF6



Plate 24 Kitchen GF9



Plate 25 Beer Cellar (GF10)



Plate 26 Store (GF11)



Plate 27 Room FF1 looking north-east



Plate 28 Storey post (FF1) in front main building and later Victorian re-fronting (showing higher windows)



Plate 29 Detail of cast-iron fireplace (FF1)



Plate 30 Room FF2 showing platform added to enclose heightened ground floor windows



Plate 31 Curved arch brace and storey post, plus later refronting and window heightening (FF2)



Plate 32 Fireplace (FF2)



Plate 33 Bathroom FF3



Plate 34 Matchboarding in FF3



Plate 35 Bedroom FF4 looking south



Plate 36 Detail of horned sash (FF5)



Plate 37 Bedroom FF5 looking south-west



Plate 38 Step and run-out stop to bridging joist in FF6



Plate 39 Trapped weatherboard in alcove (FF7)



Plate 40 Former kitchen FF8



Plate 41 Winder stair to attic FF9



Plate 42 Attic (A1) looking south



Plate 43 Attic (A1) windbrace



Plate 44 Attic (A1) looking north to central chimneystack



Plate 45 Attic (A2) cut away purlin and carpenters marks (III) on principal rafter and collar



Plate 46 Pegged rafters (A1)



Plate 47 Attic (A3) looking south towards the chimneystack



Plate 48 Attic (A3) looking north



Plate 49 Attic (A4) southern rear extension



Plate 50 Lath and plaster panels (A4)



Plate 51 Light lantern in (A4)



Plate 52 Roof over (A5) north rear extension, looking west



Plate 53 Roof over (A6) looking west

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