



KDK ARCHAEOLOGY LTD

Heritage Asset Appraisal

The Dolphin Inn
Leighton Road
Stoke Hammond
Buckinghamshire

Laura Dodd MSc &
Karin Kaye MA MCifA

December 2017



Quality Check

<i>Author</i>	Laura Dodd MSc & Karin Kaye MA MCifA	<i>Version</i>	337/SHD/1.1	<i>Date</i>	05.12.17
<i>Editor</i>	David Kaye BA ACifA	<i>Version</i>	337/SHD/1.1	<i>Date</i>	05.12.17
<i>Revision</i>	Karin Kaye MA MCifA	<i>Version</i>	337/SHD/1.2	<i>Date</i>	12.12.17

© KDK Archaeology Ltd 2017 No part of this document is to be copied in any way without prior written consent.

Every effort has been made to provide as complete and as accurate a report as possible. However, KDK Archaeology Ltd cannot accept any liability in respect of, or resulting from, errors, inaccuracies, or omissions contained in this document.

© Ordnance Survey maps reproduced with the sanction of the Controller of Her Majesty's Stationery Office.
KDK Archaeology Licence No. 100053538

Unit 3 Leighton Road Leighton Buzzard Bedfordshire LU7 1LA

Tel: 01525 385443

Email: office@kdkarchaeology.co.uk

Website: www.kdkarchaeology.co.uk





Contents

Summary.....	1
1. Introduction	1
2. Aims & Methods	5
3. Historical Background	6
4. Description	11
5. Statutory Constraints on Development.....	20
6. Assessment of Heritage Assets	22
7. Conclusions	24
8. Acknowledgements.....	25
9. Historic Environment Data	26
10. References	28

Appendices:

1. Recording Sheets	29
---------------------------	----

Figures:

1. General location	2
2. Site location	3
3. Proposed development plan.....	4
4. Historic Environment Record location plan.....	8
5. Enclosure map of 1774	9
6. 1900 Ordnance Survey map.....	9
7. 1950 Ordnance Survey map.....	10
8. East and west elevations as existing	13
9. North and south elevations as existing	14
10. Ground floor photo plan	15
11. First floor photo plan	16
12. Proposed flats: east and west elevations	17
13. Proposed houses: east and west elevations.....	18
14. Proposed north and south elevations	19

Plates:

1. Shot 1. East elevation.....	20
2. Shot 3. North elevation	30
3. Shot 4: North elevation, main building	30
4. Shot 5. North elevation, modern extension	30
5. Shot 59. North & west elevations, modern extension	30
6. Shot 8. West elevation	31
7. Shot 7. West elevation	31
8. Shot 9: North & west elevations, main building.....	31
9. Shot 6. West elevation of extension	31
10. Shot 2. South elevation	32
11. Shot 10. G1 Main entrance, looking north.....	33
12. Shot 11. G2 Main Bar area, looking west	34
13. Shot 12. G2, looking east.....	34
14. Shot 13. G2, recess in the southeast.....	34
15. Shot 14. G2 Bar, looking northeast	34
16. Shot 15. G2 fireplace detail.....	35
17. Shot 18. G2, looking northeast.....	35
18. Shot 19. G3 Bar area, looking south west	36



19. Shot 20. G3, looking northwest.....	36
20. Shot 21. G3, looking southeast	36
21. Shot 22. G3, looking south	36
22. Shot 23. G3 fireplace detail.....	37
23. Shot 31. G3 door detail	37
24. Shot 24. G4 Kitchen, northwest corner	38
25. Shot 25. G4 kitchen, southeast corner	38
26. Shot 26. G5 Corridor, looking east	39
27. Shot 27. G5 corridor, looking west.....	39
28. Shot 30. G6 Beer cellar, looking southwest.....	40
29. Shot 16. Ladies WC, looking east	41
30. Shot 17. Ladies WC, view to entrance.....	41
31. Shot 28. Men’s WC, looking northeast.....	42
32. Shot 29. Men’s WC, looking southwest.....	42
33. Shot 32. F1 Landing, northwest corner	43
34. Shot 33. F1 landing, looking south	43
35. Shot 55. F1 Staircase, looking east.....	43
36. Shot 34. F2 Kitchen, looking southwest	44
37. Shot 35. F2 Kitchen, west wall.....	44
38. Shot 36. F2 Kitchen, northeast corner	44
39. Shot 37. F2 Kitchen, north wall	44
40. Shot 38. F3 Living room, southeast corner.....	45
41. Shot 39. F3 Living room, northeast corner.....	45
42. Shot 40. F3 Living room, north wall.....	45
43. Shot 41. F4 Office, east wall.....	46
44. Shot 42. F4 Office, southwest corner.....	46
45. Shot 43. F5 Bathroom, southwest corner	47
46. Shot 44. F5 Bathroom, northeast corner	47
47. Shot 45. F5 Bathroom utility area	47
48. Shot 46. F6 corridor, partition wall	48
49. Shot 47. F6 corridor, looking north	48
50. Shot 48. F7 Master bedroom, southwest corner	49
51. Shot 49. F7 Master bedroom, north wall	49
52. Shot 50. F7 Master bedroom, west wall	49
53. Shot 47. First floor WC, looking north.....	50
54. Shot 51. F9 bedroom, north wall	51
55. Shot 52. F9 bedroom, south wall	51
56. Shot 53. F9 bedroom, west wall.....	51
57. Shot 52. F9 bedroom, southeast corner	51
58. Shot 56. King posts in loft, looking south	52
59. Shot 57. King posts in loft, looking south	52
60. Shot 58. King posts in loft, looking north	52



Summary

In November 2017 Historic Building Appraisal was undertaken of The Dolphin Inn, Leighton Road, Stoke Hammond, Buckinghamshire in order to inform a development proposal for the construction of new dwellings on the site.

The site was first documented in 1695 when two cottages stood on the site but it is not until c.1881 that the Dolphin Inn is known to have been established. Although the rear elevation clearly shows the building was originally two cottages, there is insufficient evidence to suggest that these are the ones described in the late 17th century document. The building has been considerably altered and modernised since being converted to a public house and very little historic fabric predating the late Victorian period survives. It has suffered both financial decline and material neglect with the result that the external appearance of the building detracts from its immediate setting. The development proposals, which include the demolition and rebuilding of the present structure on the same footprint in much the same style and erecting three houses in the car park to the rear, are sympathetic to the architectural and historical narrative of the existing building as well as the setting of the site.

1 Introduction

1.1 In November 2017 KDK Archaeology Ltd carried out Historic Building Appraisal of The Dolphin Inn, Stoke Hammond, Buckinghamshire. The project was commissioned by Gary Sewell, as part of the pre-planning process. The relevant planning application reference is 17/03772/APP.

1.2 *Planning Background*

This building appraisal project has been required under the terms of the National Planning Policy Framework (NPPF) in order to inform development proposals.

1.3 *The Site*

Location & Description

The Dolphin Inn is located near to the centre of the village of Stoke Hammond in the civil Parish of Aylesbury Vale District in North Buckinghamshire at National Grid Reference SP 88252 29293 (Fig. 1). The building is situated just south of the village core and is fronted on the Leighton Road. The building itself is not listed; however the site lies within a Conservation Area. The site is bounded by residential properties to the north east and west (Fig. 2).

Geology & Topography

The superficial deposits on the site comprise clay, silt, sand and gravel, which overlies mudstone of the West Walton Formation (<http://mapapps.bgs.ac.uk/geologyofbritain>). The site level and at lies at a height of 80m AOD.

Proposed Development

The proposed development comprises the demolition of the existing public house and the erection of 9 dwellings with 15 car parking spaces (Fig. 3-5).

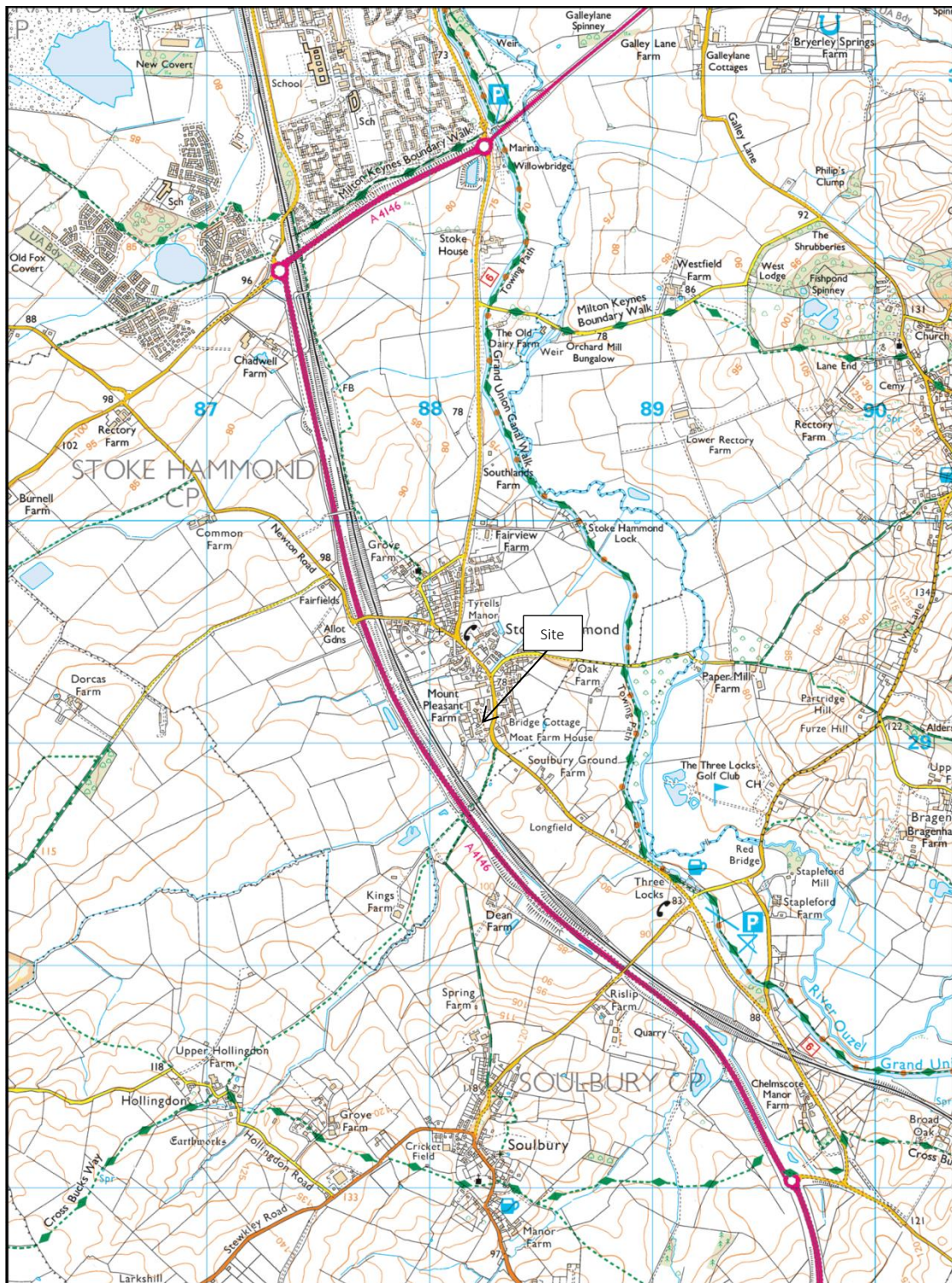


Figure 1: General location (scale 1:25,000)

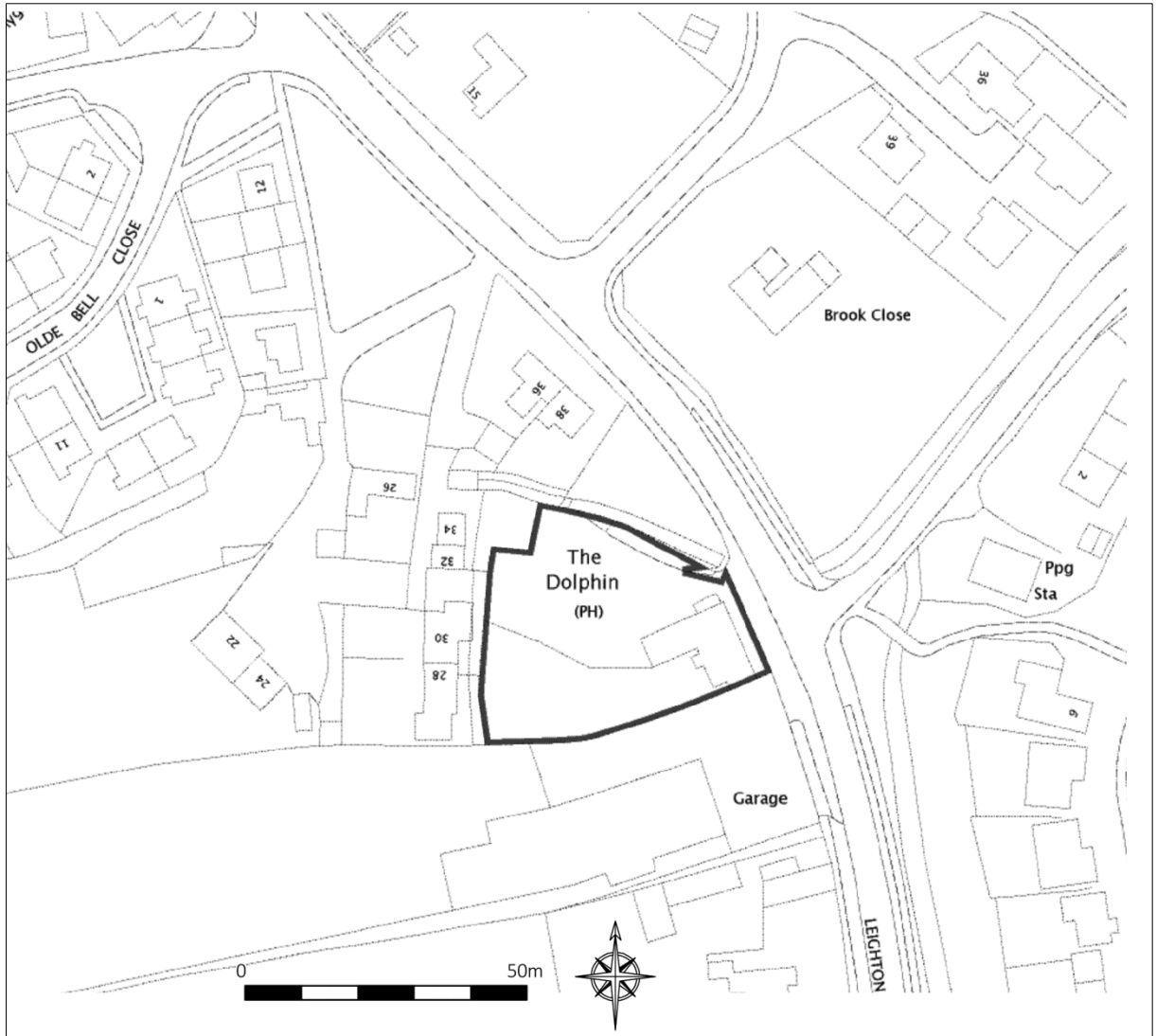


Figure 2: Site location (scale 1:250)

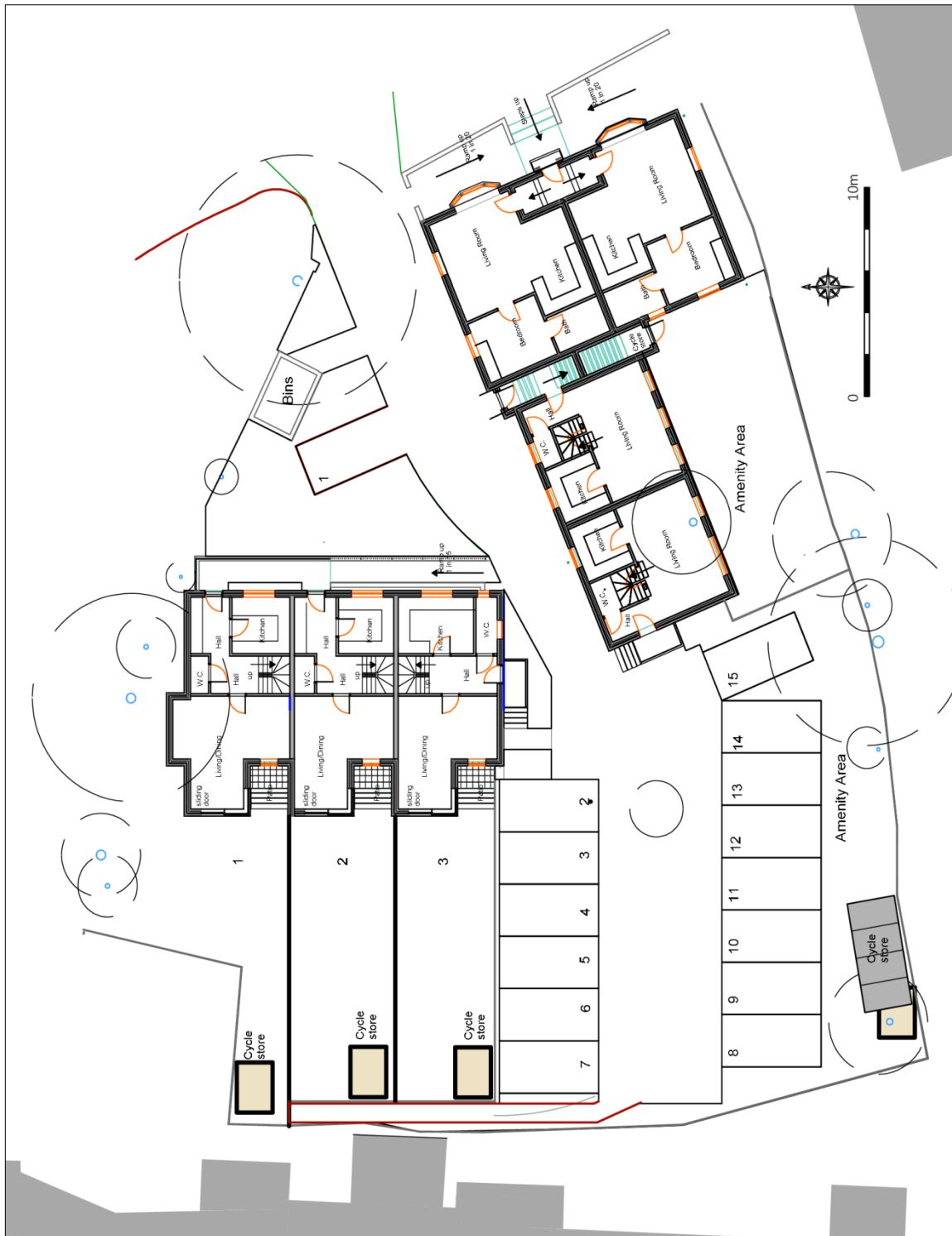


Figure 3: Proposed development plan (scale 1:300)



2 Aims & Methods

2.1 Aims

The aims of the building appraisal were:

- To compile a record of the buildings as existing
- To examine the structural history and development of the building in relation to its historical and topographical context
- To provide sufficient information on the historic and architectural significance of the building to inform development proposals
- To provide a report that meets the requirements of the National Planning Policy Framework

2.2 Standards

The work conforms to the relevant sections of the Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014) and *Standard & Guidance Notes* (CIfA 2014) and to current Historic England guidelines (HE 2015, 2016).

2.3 Methods

The work was carried out according to Historic England Level 2-3 (HE 2016). Only digital photographs were taken for this survey.



3 Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Centre for Buckingham Studies, the Buckinghamshire Historic Environment Records (HER), reputable online sources and KDK's library. The HER data is presented in a table in Section 9 as well as on Figure 4.

3.2 *Prehistoric* (before 600BC –AD 43)

The earliest evidence for activity within the study area is represented in the flint scatter found 850m from the Dolphin and the finds dated from the early Neolithic to the Late Bronze age (HER 0612600000). Bronze Age flint flakes and arrowheads have also been found during fieldwalking approximately 740m east of the site (HER 0612603000). A possible prehistoric landscape comprising two long Neolithic enclosures and a possible Bronze Age round barrow as well as a number of pits has also been identified just beyond the study area to the northeast (Edwards 2013).

Excavations undertaken prior to the construction of the by-pass to the west of the proposed development site at Stoke House Farm uncovered an early to middle Iron Age farmstead comprising of a ditched enclosure, pits, and confirmed the presence of an early-middle Iron Age farmstead (Moore et al 2007), and that it lay within a late Bronze/early Iron Age field system (HER 0612300000; <https://ubp.buckscc.gov.uk/SingleResult.aspx?uid=%27MBC21256%27>). A late Bronze/early Iron Age pit alignment was also revealed at this time (*ibid*).

A possible Iron Age enclosure as well as two further undated enclosures was identified during a field survey at Moat Farm to the southeast of the Dolphin Inn (HER 69500000 & 69500001). The identification of the Iron Age enclosure was, however, tentative as it is possible that it could have been a natural feature.

3.3 *Roman* (AD 43 -410)

The evidence for Roman activity within the study area is slight, with Roman period pottery being found at Mount Pleasant farm (HER 108400000) and northeast of Ground Farm (HER 612600000). Roman metalwork has also been recovered from a garden 460m north-northwest of the Dolphin Inn HER 185900000.

3.4 *Saxon - Medieval* (410-1500)

By the time of the Domesday Survey (1086), the settlement of Stoke Hammond was well established. It had been held by 8 thegns at the time of the Norman Conquest, but the lands were granted to Mainou the Breton and at the time of the survey the village was assessed at 10 hides with land for 10 ploughs and meadow for 6 ploughs. There were 12 villans with 4 bordars, 6 slaves and a mill which rendered 8s. The whole estate was worth £10 (Williams and Martin 1992).

The manorial history of the village is described in detail in the Victoria County History (VCH), but for the purposes of this report the fact that, by the later medieval period, there were two landholdings belonging to monastic houses (Dunstable Priory and Missendon Abbey) as well as Ingletons, and Stoke Hammond, otherwise known as Tyrell's Manor, is sufficient indicator of the socio-political complexity of the village.



The church, St Luke's, is the oldest building within the village and was mostly constructed in the 14th century but has undergone much rebuilding and repair work over the following centuries (VCH). No other medieval buildings survive within the study area, but medieval pottery and other finds have been recovered from 6 Fenny Road (HER 0230300000), a building site in Mount Pleasant (HER 0108403000) and Mount Pleasant Farm (HER 0108402000).

Medieval and post-medieval Stoke Hammond was predominantly an agricultural village, which no doubt suffered some upheavals during the construction of both the Grand Union canal and the railway.

3.5 *Post-Medieval* (1500-1900)

A number of post-medieval houses survive within the study area including Tyrell's Manor Farmhouse (HER 350812), Swan Cottage (HER 350807), Moat Farmhouse (HER 350814), Bridge Farmhouse (HER 350813), and Little Thatch (HER 350816).

Many of the post medieval buildings constructed within the 19th century were related to the Grand Union Canal, such as lock-keepers' cottages, bridges and pumping station. Their construction may have been facilitated by a 19th century brickworks (HER 0575900000), which was located next to the 17th century Bell Inn.

3.6 *Modern* (1900-present)

In the 1930s Stoke Hammond was named a 'Thankful Village', a term which is used to describe areas which did not lose any men during the First World War. Out of 16,000 villages, only 41 parishes throughout England and Wales were granted this status and Stoke Hammond was the only parish in Buckinghamshire to have all the men sent to fight for King and Country return home. Often these Thankful Villages would not erect a memorial to remember those who died for King and County, although monuments were often placed in the church as a mark of gratitude (Johnson).

3.7 *Site Specific*

An early conveyance document dated 30th May 1695 refers to two cottages on the proposed development site. An indenture dated May 1823 refers to Dolphin Cottage and a blacksmith's shop on the site. It has been proposed that the owner of the cottages had been a ship's blacksmith and the name 'The Dolphin' is a connection to his seafaring days (SHPC 2015). There is very little information into how long The Dolphin has existed as a pub, though the first recorded landlord is listed as John Fisher in 1881 (Pubhistory.com). Cartographic evidence supports this as the 1881 OS map clearly shows The Dolphin as a Public House.

3.8 *Cartographic evidence*

An Enclosure Map of 1774 shows the site of the Dolphin being owned by a Mr Franklin (Fig. 4). It is known from early documentation that John Franklin of Leighton Buzzard had been associated with the cottages on the site since 1756 and the Franklins held the properties until 1823 when a year lease was granted to Joseph Lucas for the large sum of £600 (SHPC 2015). Sometime between 1823 and 1881, the two cottages were converted into the Inn.

The Ordnance Survey maps show very little change to the Dolphin between 1881 and 1950. The main building is shown to have a rectangular footprint with a number of buildings to the north and the rear of the property (Figs. 5-6). Based on the history of the site it is likely that these buildings are either associated with the pub, i.e. stabling for horses, storage and



possibly a small onsite brewery, or associated with earlier incarnation of the Dolphin, i.e. a workshop and storage area for the smithy. By the late 1970s, all of these buildings, bar one, had been demolished. The last to survive was the building orientated northwest southeast to the west of the pub which appears to have been on the site up until the 1990s. After this time an adjoining extension was erected to the rear of the pub.

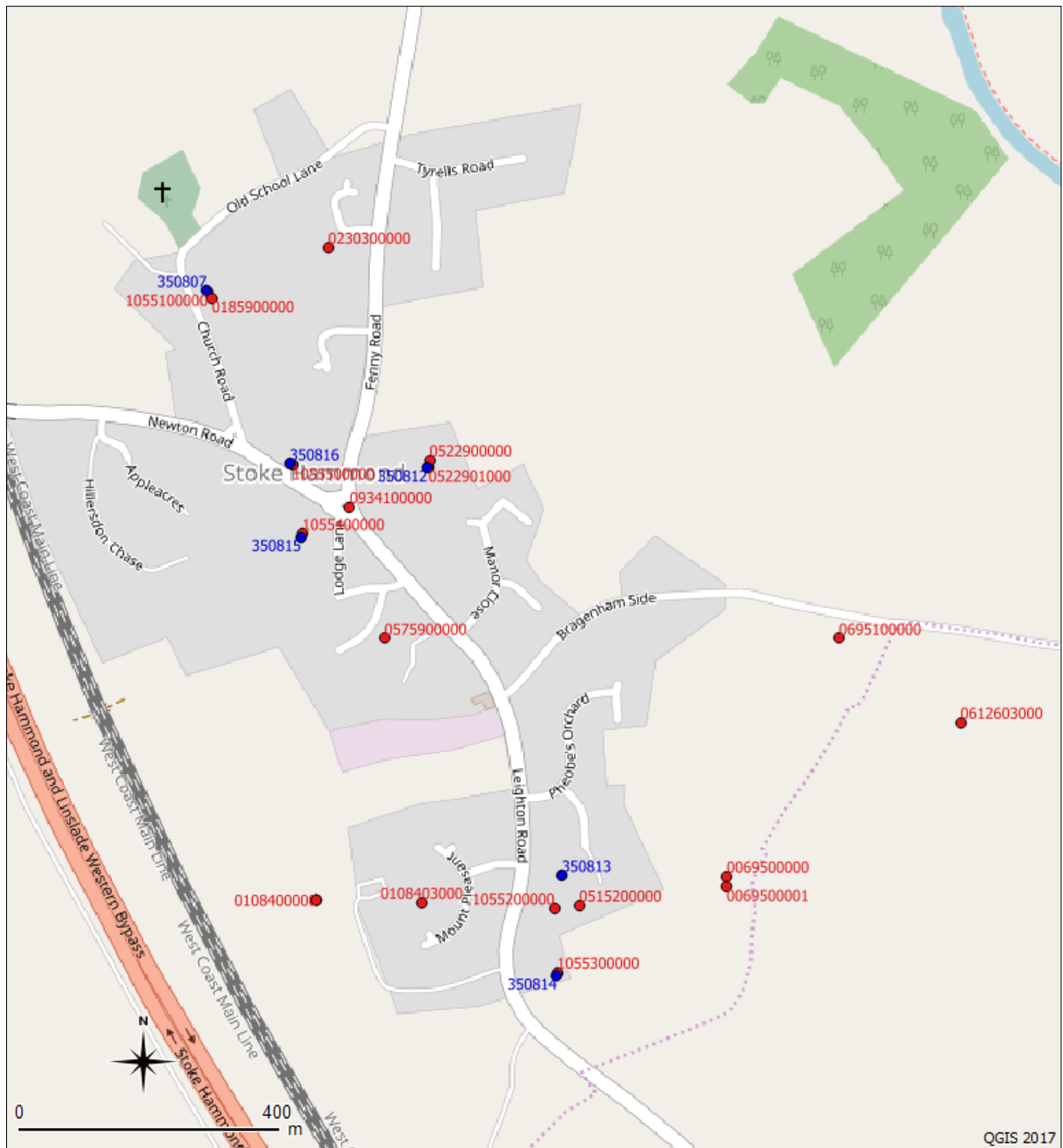


Figure 4: Historic Environment Record location plan: site indicated by red star (scale as shown)

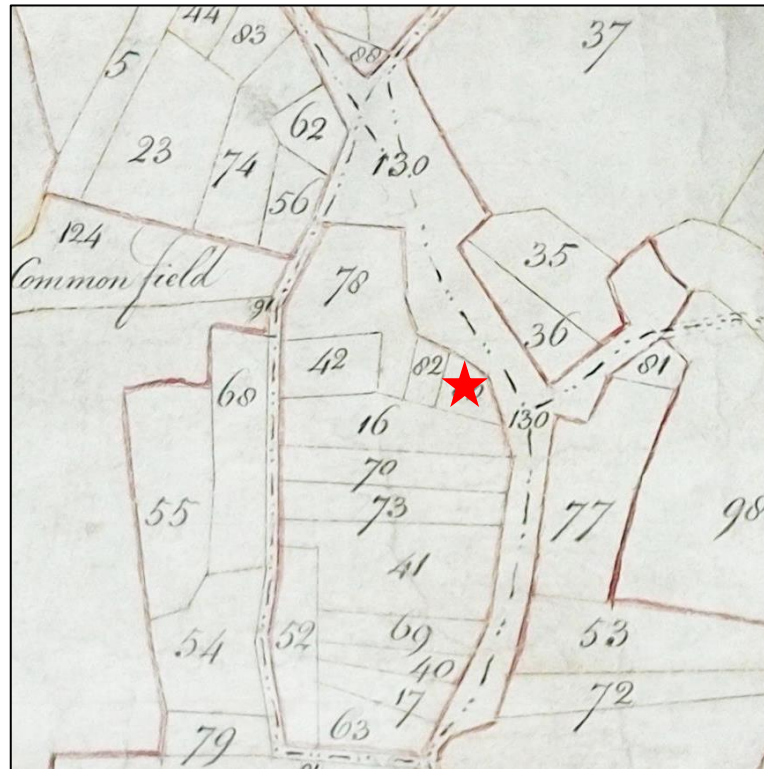


Figure 5: Enclosure Map of 1774: site indicated by red star (BCC IR.102)



Figure 6: 1900 OS 2nd edition map (BCC XX.6.NW)



Figure 7: 1950 OS 2nd edition map (BCC XX.6.NW)



4 Description

4.1 General

The Dolphin Inn is situated on the main road near centre of the village. With a small seating area at the front, a sizable carpark to the northeast and a beer garden to the south west, the Dolphin reflects a typical small local pub. It is a double fronted brick built structure under a slate roof with a modern brick and breeze block extension to the rear. Although the building fabric and architectural features are exposed to the rear of the main building, the other elevations are roughcast and much of the architectural detail is masked. Internally the building has been modified and modernised and few historic features remain.

For the purposes of the following description, the front elevation of the buildings is considered to lie to the east.

4.2 Exterior (Figs. 8-9, Plates 1-10)

The front elevation has a symmetrical façade which faces Leighton Road. Access to the property is through a centrally located door in a moulded door case under a simple door hood. The door is flanked by 8 over 8 timber sash bay windows, each one having a 4 over 4 window either side. The first floor has three 8 over 8 Crittall type sash windows. This elevation as well as those to the north and south is roughcast and painted white with a smooth render below which the plinth is painted black.

The north and south elevations have a single storey extension under a pentice roof providing WCs for the pub clientele. Each elevation also has a ridge stack. However, whereas the south gable has no windows other than those in the extension, there is a 4 over 8 light timber window at ground floor level in the north elevation and a single light window above.

The rear wall of the main building is of handmade red bricks set in a Flemish Bond originally with lime mortar but since repointed in cement. The headers are largely glazed to create a checkerboard effect. There are four 2-light timber windows each under a bonded arch at first floor level and an 8 over 8 timber window, a single door and French doors to the ground floor. It is clear from the brickwork that that this was once two properties.

The modern extension is rendered and painted with doors to the north and south elevations.

4.3 Ground Floor (Fig. 10, Plates 11-32)

The ground floor is largely given over to public spaces with a bar on either side of the main entrance (Room G1). The larger of the two bars, Room G2, lies to the south and has been formed by opening up two rooms. The remains of the earlier partition wall survives as a single pillar in the middle of the room. French doors to the rear give access to the pub garden, and the bar itself is located along the north wall of the room. Two recesses in the south wall are also indicative of the earlier subdivision. The eastern recess now houses a modern woodburning stove.

A smaller bar (Room G3), which gives access to the cellar in the modern extension beyond, lies to the north of the entrance lobby. This has a fireplace with a wood burning stove set within a timber framed recess in the north wall. The timber frame and the ceiling beams are modern additions.

To the rear of the building is a kitchen (G4), the walls of which have been entirely covered in stainless steel. This is accessed by a narrow passage (G5) that also provides access to the first floor living quarters.



Despite the considerable modifications, some historical features survive. This is, however, largely restricted to simple moulded skirting boards and doorframes, of which several are typical of the late 19th/early 20th century with moulded architraves on a pedestal base. The half glazed door to Room G3 is set within a wide door frame and both door and frame appear to be modifications.

The extension to the south housing the Ladies WC is divided into three rooms. With the exception of the northernmost room, which has plastered and painted walls and a timber floor, the rooms are timber clad with quarry tiled floors.

The Gents WC in the northern extension also has a quarry tiled floor, but the walls are painted plaster and there is an external ledge and braced door.

The cellar (Room G6) and store rooms located within the modern extension have no features of historical or architectural interest.

4.4 **First Floor** (Fig. 11, Plates 33-57)

The first floor is reached by an enclosed timber staircase that opens into the centre of the landing (F1). Immediately opposite the staircase is a bathroom (F5) with a utility area beneath the 2-light timber casement window. The room is also lit by a glazed fanlight above the door. A similar door opens into the office (F4) to the south of the staircase. The doors leading to the kitchen (F2) in the southwest corner of the building and F3 in the southeast are devoid of fanlights. That to the kitchen has been cut to form stable type doors. A recess in the south wall is all that survives of the original fireplace, and to the west of this is a built-in cupboard. Other than the two casement windows in the west wall, nothing else of interest survives.

Room F3, now a living room, has bead moulded skirting and an arched recess on either side of the modern gas fireplace. An 8 over 8 timber window lights the room from the east.

The northern end of the building has been subdivided to form a narrow passage (F6) giving access to bedrooms F7 to the west and F9 to the east, and a WC (F8) to the north. F8 is lit by a small Crittal type window in the north wall and has half height tongue and groove panelling. This and the laminate floor are modern. The master bedroom (F7) has modern built in wardrobes along the north wall and a 2-light casement to the west. The most interesting of the three rooms is F9, which has a 4-panelled door with a fanlight above, similar to those in F4 and F5, although in this instance it has been painted. There is also an 8 over 8 window in the east wall and the only surviving original fireplace largely obscured by a wardrobe in the north wall. A door to the right of this gives access to a small built in cupboard.

4.5 **Roof** (Plates 58-60)

Potentially the oldest surviving feature in the building is in the roof space. The roof is supported by two substantial king post trusses supporting two trenched purlins on either side. The rafters appear to be machine cut, but the trusses are earlier and, given the dearth of architectural features pre-dating the mid 19th century, may have been re-used.



Figure 8: East and west elevations as existing (scale 1:100)



Figure 9: East and west elevations as existing (scale 1:100)

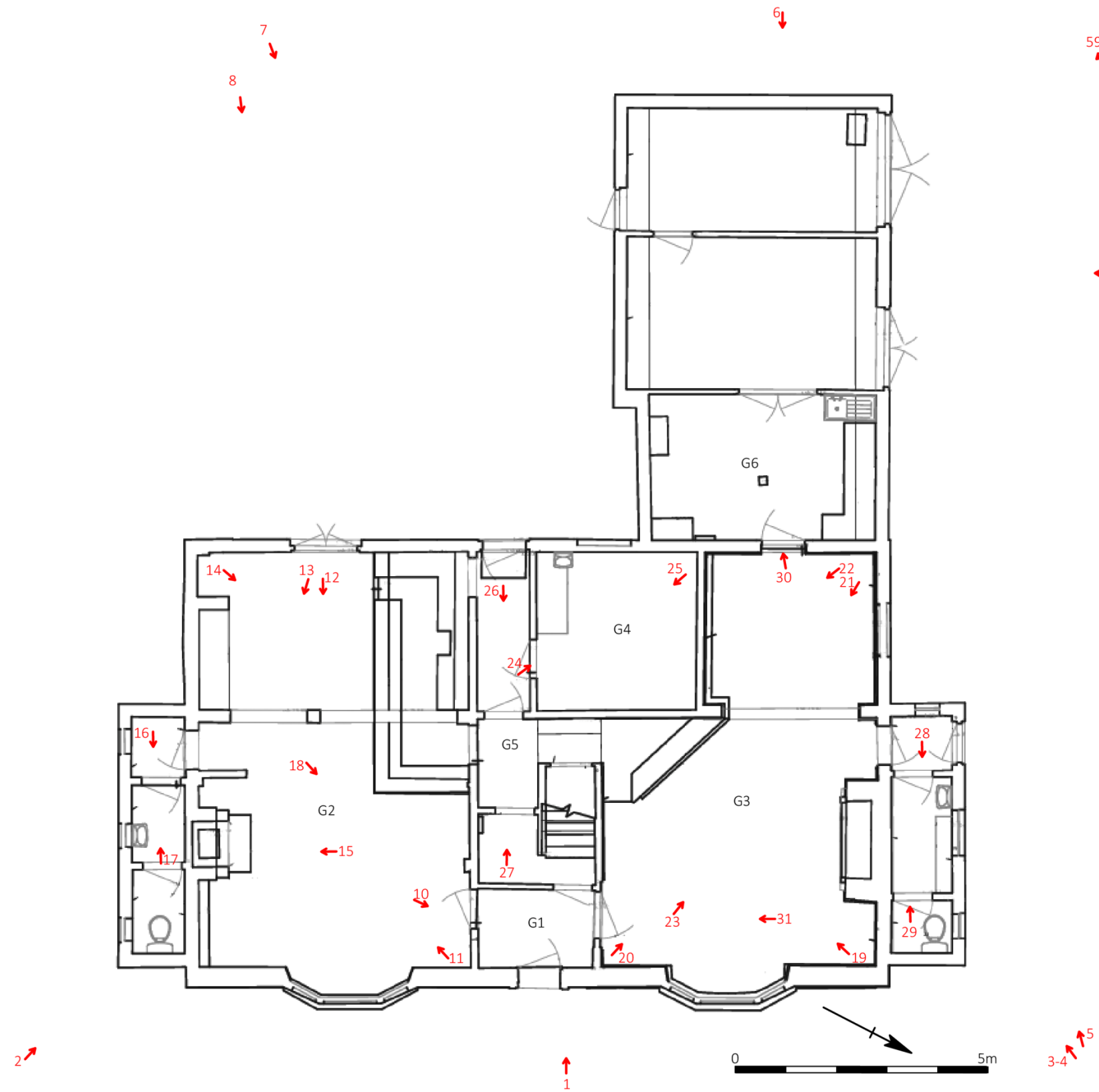


Figure 10: Ground floor photo plan (scale 1:100)

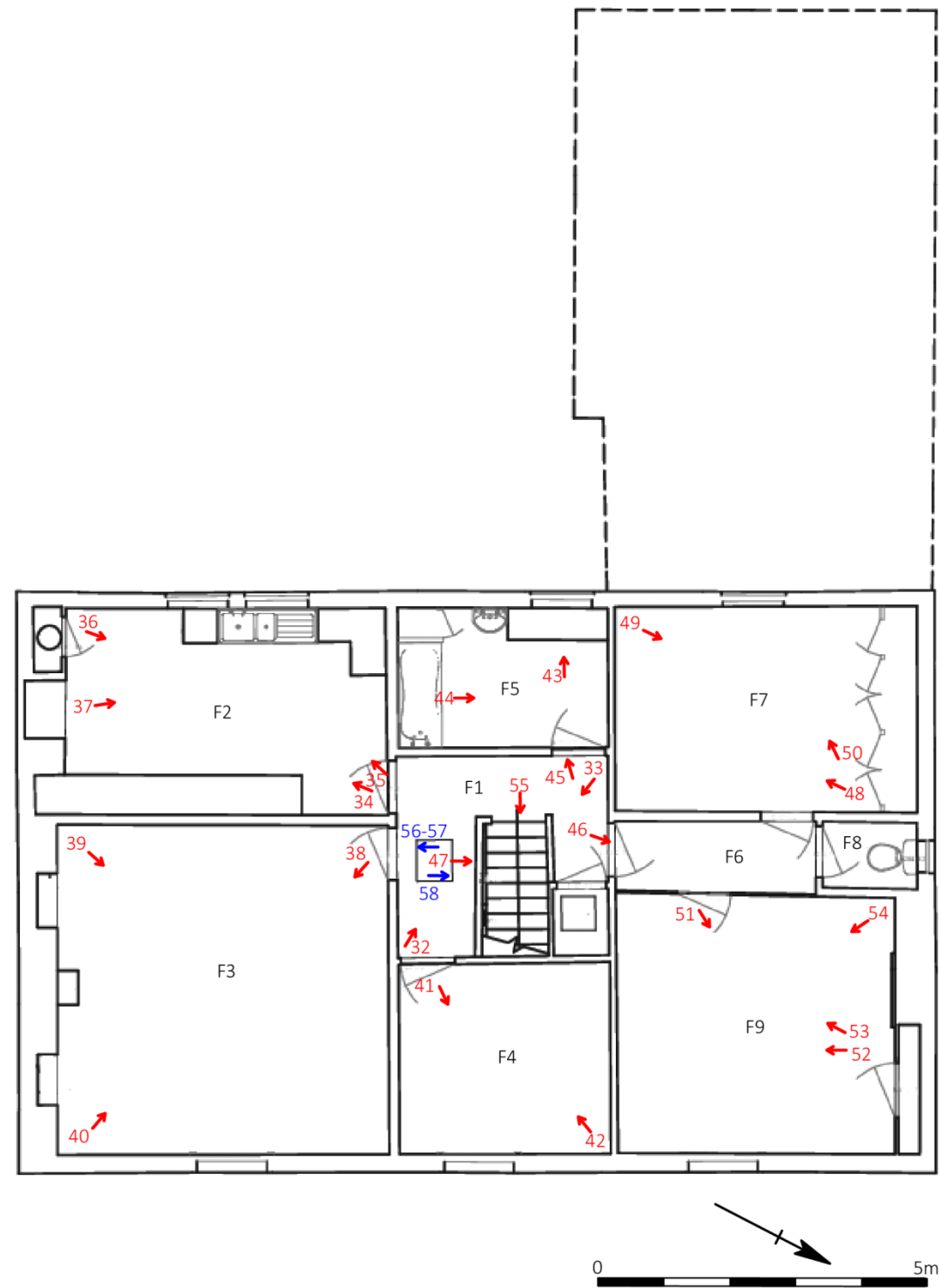


Figure 11: First floor photo plan (scale 1:100)
(Photos of the roof space shown in blue)



East elevation



West elevation



Figure 12: Proposed flats: east and west elevations (scale 1:100)



West elevation



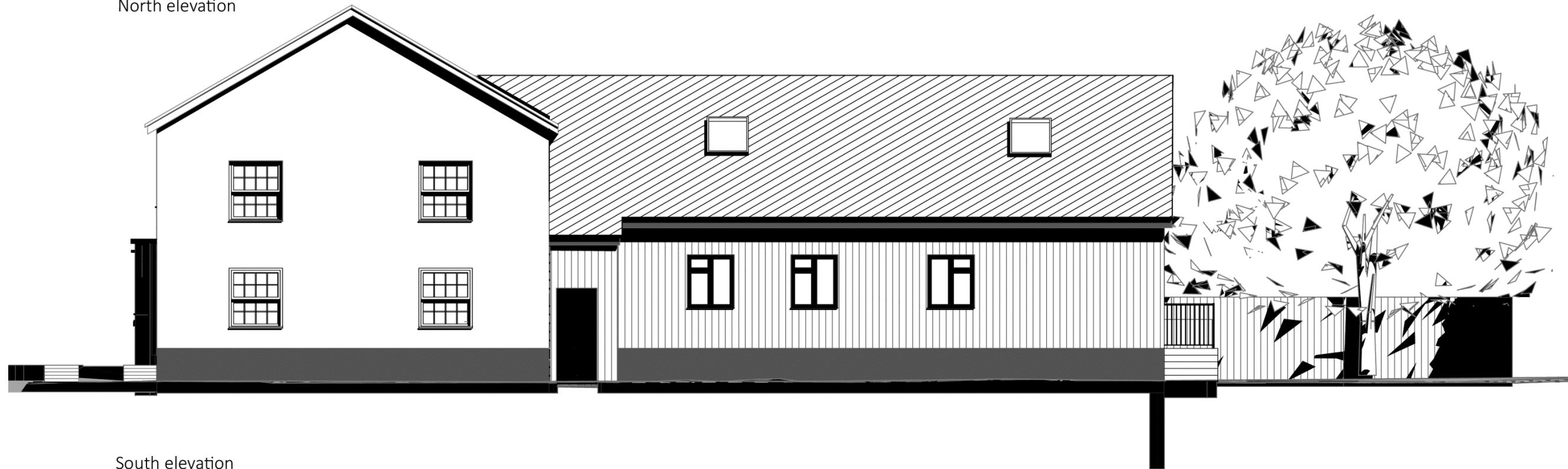
East elevation



Figure 13: Proposed houses: east and west elevations (scale 1:100)



North elevation



South elevation

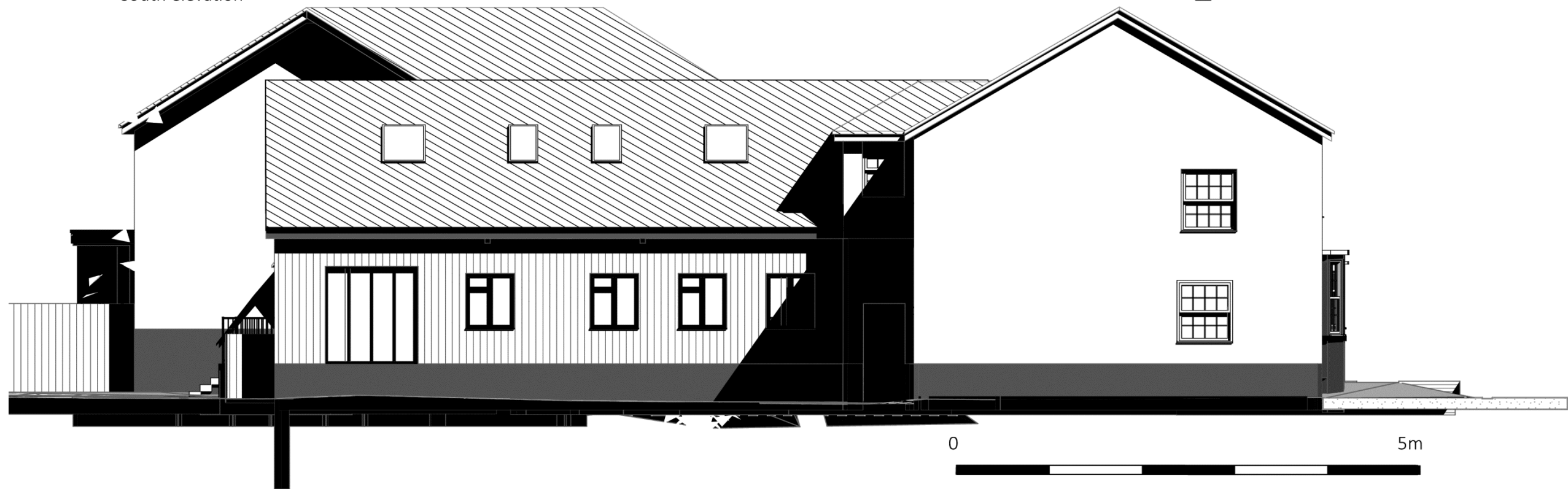


Figure 14: Proposed north and south elevations (scale 1:100)



5 Statutory Constraints on Development

- 5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

The proposed development site lies within the Stoke Hammond Conservation Area, in an Archaeological Notification Area and is composed of a single building classed as a non-designated heritage asset.

5.2 *Conservation Areas*

Conservation Areas have special protections under the policies of the Aylesbury Vale District Council as laid out in the Adopted Aylesbury Vale District Local Plan (2004).

GP.53

In Conservation Areas the Council will seek to preserve or enhance the special characteristics that led to the designation of the area. Proposals for development will not be permitted if they cause harm to the character or appearance of Conservation Areas, their settings or any associated views of or from the Conservation Area. Proposals for development or redevelopment must respect the historic layout, scale and form of buildings, street patterns, open spaces and natural features in the Conservation Area that contribute to its character and appearance. Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design details of the structure and site concerned and its neighbours.

GP.57

In, and where appropriate adjacent to, Conservation Areas, fascia and projecting signs should relate well in scale, character, position and materials to the building to which they are affixed and the street scene. Illumination of signs should be kept to the minimum and, where necessary, achieved by external lighting.

5.3 *Archaeological Notification Areas*

The proposed development is situated within Stoke Hammonds village core, along the main road and within an archaeological notification area. According to the Buckinghamshire County Council (<http://old.buckscc.gov.uk/leisure-and-culture/archaeology/archaeology-and-development/>):

These are areas within which there is specific evidence recorded on the Buckinghamshire Historic Environment Record indicating the existence, or probable existence, of heritage assets of archaeological interest. Notification areas will include the immediate archaeological landscape context of a site or monument where this can be defined, or inferred, by taking account of historical and geological/topographical information. Their boundaries must be regarded as 'soft', provisional and subject to change in the light of new information or re-interpretation of existing information.

The purpose of the notification maps is to advise local planning authorities and others of areas where archaeological interest will need to be assessed in line with planning policies. They are not exclusive - archaeological considerations may be encountered outside notification areas, particularly for larger developments. The notification maps are based on a rapid assessment of limited information and cannot take account of as yet undiscovered sites and monuments, for which many areas of Buckinghamshire have a demonstrably high potential. Advice on



appropriate treatment of archaeological matters should be obtained from the archaeology advisor.

5.4 **Listed Buildings**

The Dolphin Inn is not a listed building but does fall under the classification of a Non-Designated Heritage Asset. The Aylesbury Vale District Council provides guidance for planning applications requiring Listed and historical Building Consent, which is mandated under the Planning (Listed Buildings and Conservation Areas) Act 1990 (https://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/2.5_Guidance_on_Submission_of_applications_for_Listed_Building_Consent.pdf).

5.5 **Heritage & Planning**

The Adopted Aylesbury Vale District Local Plan (2004) also contains the following heritage-related clause:

GP.59

In dealing with development proposals affecting a site of archaeological importance the Council will protect, enhance and preserve the historic interest and its setting. Where research suggests that historic remains may be present on a development site planning applications should be supported by details of an archaeological field evaluation. In such cases the Council will expect proposals to preserve the historic interest without substantial change. Where permission is granted for development involving sites containing archaeological remains the Council will impose conditions or seek planning obligations to secure the excavation and recording of the remains and publication of the results.

The framework for the management of heritage issues in the planning system is currently set out in the National Planning Policy Framework (NPPF). Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of the Buckinghamshire County Archaeology Service.



6 Assessment of Heritage Potential

6.1 *The Significance and Setting of the Building*

The Dolphin is located directly on the main road and within the Stoke Hammond Conservation Area. It is surrounded by modern houses and bungalows and some 15 new dwellings are currently being built on the plot immediately to the south. Immediately to the north of the site is a stream which joins the Grand Union Canal and the River Ouzel to the northeast.

The architectural significance of the building is evident in that the Dolphin is neither statutorily nor locally listed. Its historic role within the community has been that of a social centre, a traditional focal point within the village. This role has clearly eroded over time, as financial analysis of the business has demonstrated (Whiteley 2017). The decline was further highlighted by AVDC who stated that there was insufficient evidence of any community value and it did not further the social wellbeing or social interest in the local community (*ibid*).

As a result, this once modestly handsome building is now suffering aesthetically and structurally. Furthermore, recent studies have shown that it is considered vulnerable to flooding. Although the site is located in an area of low (1 in 100 to 1 in 1000) and medium (1 in 30 to 1-100) risk of surface water flooding in a given year, the northern and southern boundaries are considered high risk (greater than 1 in 30) (Rose 2017).

It is obvious that a large amount of structural and aesthetic changes have taken place over the last two centuries, and as such, both internally and externally, the building shows very little historical character. The evidential significance of The Dolphin as well as its community value and financial viability can therefore be described as low.

6.2 *Potential Impact of the Proposed Developments*

The proposal to demolish the building will undoubtedly impact on the setting of the site as it is one of the older buildings in the immediate environment, but in a very poor state of repair externally. It is proposed to replace the structure with another in the same style, which will maintain visual continuity of the streetscape whilst addressing the negative aesthetics and potential flooding issues of the present building. The setting will also be enhanced by the improvements to the rear of the Dolphin, which is currently a bleak open car park with some garden. The potential impact the new dwellings within the car park may have on the setting is low. As they are to be set back from the road and will be partially obscured by trees, the current view towards site would remain largely unchanged. The overall impact of the development on the setting of the site is therefore largely positive.

The impact on the significance of the building is low-moderate. Although there is some history to the building, the earliest surviving aspects, the roof trusses and rear wall being probably no earlier than the late 18th/early 19th century, the considerable modifications to convert the building into a public house in the late 19th century as well as subsequent alterations have reduced the significance of the building as a whole. Its loss needs therefore to be balanced by the benefits to the village community in the improvement to the setting and the additional option for low-cost housing.

Overall, there is a medium to high possibility of below ground heritage assets surviving on the site. Stoke Hammond is relatively rich in archaeological remains, though there is a low possibility for the archaeological survival of pre-medieval (prehistoric- Saxon) features on the site. Any finds of this date will be of some significance, whether local or regional is dependent on the nature of the discovery. However, the cartographic evidence demonstrates the presence of a number of medieval/post-medieval buildings to the rear of the Dolphin Inn, the remains of which may well have survived. Conversely, the date and nature of these remains suggest that they are likely to have only local significance.



6.3 ***Mitigating the Potential Impact***

With the exception of black and white 35mm photography, The Dolphin has been recorded as part of this study. Completing a photographic survey using black and white film and depositing the records with the local repository will ensure the Dolphin has been preserved by record. The possible survival and therefore disturbance of archaeological features on the site would suggest an archaeological watching brief may well be required should planning permission be granted.



7 Conclusions

The Dolphin has functioned as a public house from at least 1881 when it was run by John Fisher. By this time the building had been converted from two cottages and substantial alterations were made to both the internal and external fabric.

The ground floor has seen considerable alteration in the 19th and 20th centuries. The two bar areas (G2 and G3) have been created from earlier subdivisions and single storey extensions have been added to the north and south in order to install bathroom facilities for patrons as well as a large modern extension to the west for cellar and other storage facilities. The building has been well cared for internally by the present owner, but the rooms have retained little of their historic character with only a few historic features surviving to indicate the buildings age.

To summarise, the site is documented from the late 17th century when two cottages are recorded as having stood here. Whether these are the same two cottages as are named as the Dolphin and the Blacksmith's shop in the 1863 indenture is unclear. The structural evidence is insufficiently robust to suggest that the present building is 17th century, but the roof trusses could well be and may have been re-used. By the end of the 19th century the cottages had been united to form the present public house, and most of the surviving historical features date from this time or slightly later.

This study has shown that the evidential, historical, communal and aesthetic significance of the building is low. The proposed development intends to replace The Dolphin with a structure utilising much the same footprint and style as the present building as well as add three new homes in the car park to the rear. As such, it would be beneficial to the overall setting of the site as it currently has little architectural or aesthetic value as well, as providing much needed affordable homes to the community.



8 Acknowledgements

KDK Archaeology is grateful to Gary Sewel for commissioning this report and to The Dolphin Inn Landlord for his co-operation on site. Thanks are also due to Julia Wise of Buckinghamshire County Council Archaeology Team for providing historic environment records and other relevant documents and the staff of the Centre for Buckinghamshire Studies for their assistance during the historical research.

The fieldwork was carried out by Karin Kaye MA MCIJfA and Laura Dodd MSc. The report was written by Laura Dodd and Karin Kaye, and edited by David Kaye BA ACIfA.



9 Historic Environment Data

The Heritage assets listed below are those within 1km of The Dolphin Inn:

PrefRef	Type	NGR (SP)	Name	Summary	MonType	Period
0522901000	BLD	88199 29513	TYRELL'S MANOR FARMHOUSE, The Green	Early eighteenth century house, with later alterations	MANOR HOUSE	18th Century
1055100000	BLD	87986 29676	SWAN COTTAGE, CHURCH ROAD	Timber-framed thatched house, probably seventeenth century, partly rebuilt in the nineteenth century	HOUSE	17th Century to 19th Century
1055200000	BLD	88327 29097	BRIDGE FARMHOUSE (or Cottage), Leighton Road	Late seventeenth to eighteenth century timber-framed house	HOUSE	17th Century to 18th Century
1055300000	BLD	88330 29036	MOAT FARMHOUSE, LEIGHTON ROAD	Timber-framed house, remodelled in late eighteenth to early nineteenth century	HOUSE	18th Century to 19th Century
1055400000	BLD	88080 29448	STOKE LODGE, LODGE LANE	Nineteenth century house, built about 1830-40	HOUSE	19th Century
1055500000	BLD	88070 29513	LITTLE THATCH, NEWTON ROAD	Late seventeenth to eighteenth century timber-framed thatched house	HOUSE	17th Century to 18th Century
0612603000	FS	88710 29280	OS PARCEL 7328	Bronze Age flint flakes and arrowheads recovered from fieldwalking	FINDSPOT	Unknown
0108400000	FS	88100 29100	MOUNT PLEASANT FARM.	Roman and medieval pottery found in spoil from groundworks	FINDSPOT	Unknown
0108401000	FS	88100 29100	MOUNT PLEASANT FARM	Roman pottery found on surface	FINDSPOT	Unknown
0108402000	FS	88100 29100	MOUNT PLEASANT FARM	Medieval pottery found in garden	FINDSPOT	Unknown
0108403000	FS	88200 29100	BUILDING SITE, MT PLEASANT	Saxon or medieval metalwork found in metal-detecting survey	FINDSPOT	Unknown
0185900000	FS	87990 29670	GEORGE REYNOLD'S GARDEN	Roman metalwork found in garden	FINDSPOT	Unknown
0230300000	FS	88100 29720	6 FENNY ROAD,STOKE HAMMOND	Medieval pottery sherds found in garden	FINDSPOT	Unknown
0612600000	MON	8879 2913	400M NE OF GROUND FARM	Neolithic, Bronze Age and Roman finds discovered during fieldwalking	FLINT SCATTER; ARTEFACT SCATTER	Early Neolithic to 5th Century Roman
0069500000	MON	8849 2913	MOAT FARM, STOKE HAMMOND	Two enclosures of unknown date recorded in field survey	ENCLOSURE	Unknown
0515200000	MON	88350 29100	STOKE HAMMOND WATERMILL	Possible site of medieval and post-medieval watermill	WATERMILL	11th Century to 17th Century



PrefRef	Type	NGR (SP)	Name	Summary	MonType	Period
0522900000	MON	88200 29520	'TYRELL'S MANOR', STOKE HAMMOND	Manorial history of late medieval and post-medieval Stoke Hammond or 'Tyrell's Manor'	MANOR	15th Century to 17th Century
0575900000	MON	8816 2935	ADJACENT TO BELL INN	Nineteenth century brickworks known from historical documents	BRICKWORKS	19th Century
0069500001	MON	88490 29120	MOAT FARM, STOKE HAMMOND	Possible Iron Age enclosure recorded in field survey but possibly natural features	ENCLOSURE?	Early Iron Age to Late Iron Age
0695100000	MON	885 293	N of Recreation Ground: gravel pit	Gravel pit shown as a triangular water-filled depression on nineteenth century map	GRAVEL PIT?	Post-Medieval to 19th Century
0934100000	MON	88125 29474	Stoke Hammond village	Medieval to modern village of Stoke Hammond.	VILL; VILLAGE; SETTLEMENT	11th Century to Modern
1481100000	MON	87482 28422	West Coast Main Line	Early 19th century railway main line, opened between July 1837 and September 1838. Formerly the London & Birmingham Railway, later London & North Western.	RAILWAY	19th Century to 21st Century
0276300000	PLA	892 276	SOULBURY PARISH	General background information on Soulbury parish.	NON ANTIQUITY	Unknown
0276800000	PLA	874 299	STOKE HAMMOND PARISH	General background information on Stoke Hammond parish.	NON ANTIQUITY	Unknown

The Listed Buildings below are those within 1km of The Dolphin Inn:

Name	NGR (SP)	Grade	PrefRef	NationalRe	StatusDate
LITTLE THATCH	88066 29514	II	350816	1115980	06/07/1984
BRIDGE FARMHOUSE	88332 29127	II	350813	1115977	06/07/1984
TYRELL'S MANOR FARMHOUSE	88197 29513	II	350812	1115976	18/10/1966
MOAT FARMHOUSE	88330 29033	II	350814	1115978	06/07/1984
SWAN COTTAGE	87984 29676	II	350807	1115972	06/07/1984
STOKE LODGE	88078 29445	II	350815	1115979	06/07/1984



10 References

Standards & Specifications

- CIfA 2014 *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* Reading: Chartered Institute for Archaeologists
- CIfA 2014 *Code of Conduct* Reading: Chartered Institute for Archaeologists
- HE 2015 *The Management of Research Projects in the Historic Environment: the MoRPHE Project Managers' Guide*. London: Historic England
- HE 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*. London: Historic England

Books and Historical Sources

- Aitken M. 1997 *Stoke Hammond Yesteryear: A personal record 1925-1948*. Quotes Ltd
- BCC Buckinghamshire County Council *Stoke Hammond*
<https://ubp.buckscc.gov.uk/SingleResult.aspx?uid=TBC335> accessed 21 November 2017].
- Edwards, Z. 2013 *Stoke Hammond, Buckinghamshire Two Possible Neolithic Enclosures: aerial investigation and mapping* English Heritage Research Report Series 41-2013
- Johnson, B. 'Thankful Villages' <http://www.history-uk.com/HistoryUK/HistoryofBritain/Thankful-Villages/> [accessed 23 November 2017].
- Moore, R, Byard, A, Mounce, S & Thorpe, S 2007 A146 Stoke Hammond and Linslade Western Bypass Archaeological Excavations 2005 in *Records of Buckinghamshire* Vol. 47 Part 1, 1-62
- Rose, K. 2017 *Proposed Residential Development Land at The Dolphin, Leighton Road, Stoke Hammond, Buckinghamshire: Flood risk assessment*. JPP Consulting, Civil and Structural Engineers
- Whiteley M. S. 2017 *Viability Report: In relation to a planning application for change of use of the Dolphin Inn, Leighton Road, Stoke Hammond, Milton Keynes MK17 9BB* James A Baker Chartered Surveyors

Internet Sources

- PubHistory.com Dolphin, Stoke Hammond, Bletchley, Buckinghamshire
<https://pubshistory.com/Buckinghamshire/StokeHammond/Dolphin.shtm> [accessed 21 November 2017].
- SHPC Stoke Hammond Parish Council 2015 *Stoke Hammonds History*.
<http://www.stokehammondpc.com/stoke-hammonds-history.html> accessed 21 November 2017].
- VCH Page W. 1927 'Parishes : Stoke Hammond', in *A History of the County of Buckingham: Volume 4*, pp. 471-476. *British History Online* <http://www.british-history.ac.uk/vch/bucks/vol4/pp471-476> [accessed 21 November 2017].

Maps

- Centre for Buckinghamshire Studies Stoke Hammond MS map 1774 (Ref. IR.102)
- Centre for Buckinghamshire Studies 1900 OS 2nd edition map (Ref. XX.6.NW)
- Centre for Buckinghamshire Studies 1926 OS 2nd edition map (Ref.XX.6.NW)
- Centre for Buckinghamshire Studies 1950 OS 2nd edition map (Ref.XX.6.NW)



Appendix 1: Recording Sheets

Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Elevation: East
Recorder: KK	Survey Date: 16.11.17	



Plate 1: Shot 1. East elevation



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Elevation: North
Recorder: KK	Survey Date: 16.11.17	



Plate 2: Shot 3. North elevation



Plate 3: Shot 4: North elevation, main building



Plate 4: Shot 5. North elevation, modern extension



Plate 5: Shot 59. North & west elevations, modern extension



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Elevation: West
<p>* Brick 21.5x6.5x10.5cm. Some horizontal skintlings. Flemish bond. Lime mortar repointed in cement. Glazed headers</p>		
Recorder: KK	Survey Date: 16.11.17	



Plate 6: Shot 8. West elevation



Plate 7: Shot 7. West elevation



Plate 8: Shot 9: North & west elevations, main building



Plate 9: Shot 6. West elevation of extension

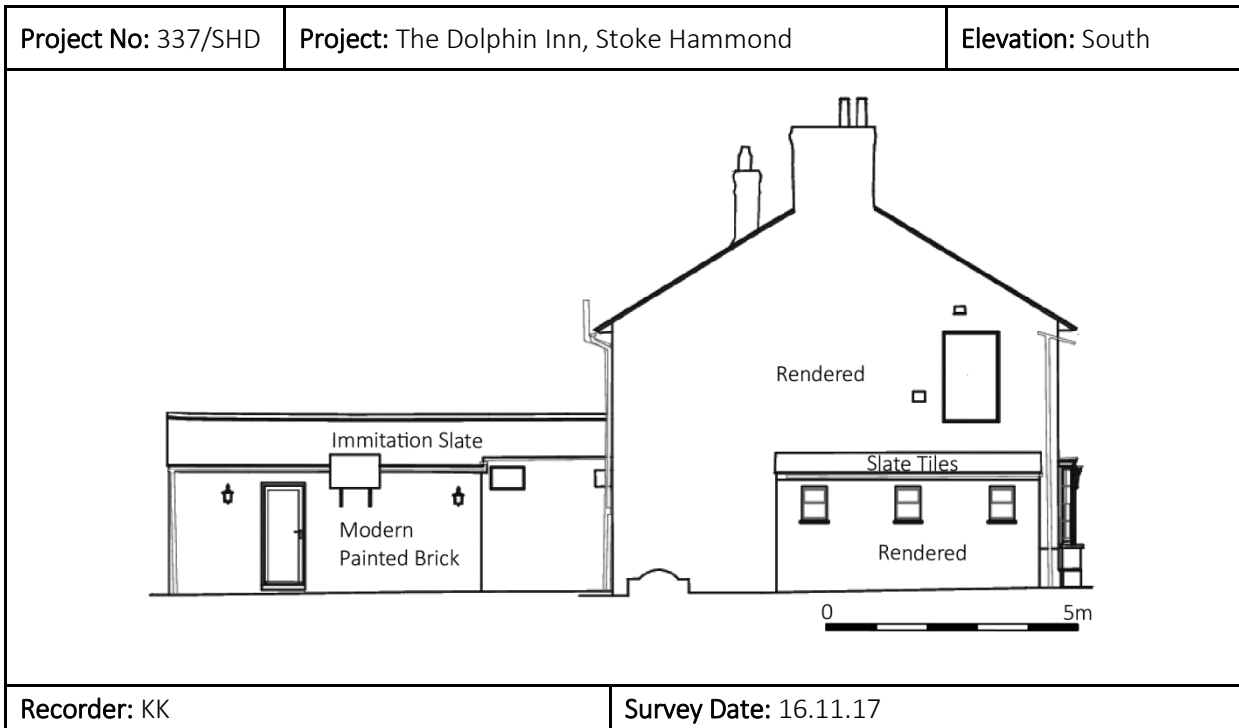


Plate 10: Shot 2. South elevation



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: G1
Location: Ground floor		Function: Entrance hall
Wall form & decor: Half panelled except the west, which has full height tongue and groove. Moulded skirting boards with matching moulding to architrave		
Ceiling / roof structure: Artexed		
Windows: None		
Doors: Half glazed timber door with 2 panels below to east. Half glazed timber door with 2 panels below to north and 4 panelled to south. Tongue and groove door to the west leading to the stairs		
Floor: Carpet		
Fireplace: None		
Staircase: None		
Other architectural details: None		
Recorder: KK		Survey Date: 17.11.17



Plate 11: Shot 10. G1 Main entrance, looking north



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: G2
Location: Ground floor		Function: Bar
Wall form & decor: Plastered and painted with dado rail and simple coving throughout. Moulded skirting boards		
Ceiling / roof structure: Artexed		
Windows: Timber bay window to east with 8/8 sash in centre and 4/4 either side		
Doors: 4 panelled timber door in moulded architrave to north. Modern flush to south. French door to the garden to the west		
Floor: Modern timber in the pubic area and rubberised flooring behind the bar		
Fireplace: Brick built with cement hearth and wood burning stove. Modern timber mantle. A recess in the southwest end of the room probably once housed a fireplace.		
Staircase: No		
Other architectural details: Timber bar in north west. An earlier partition wall is suggested by a centrally located pillar and stud return wall		
Recorder: KK		Survey Date: 17.11.17



Plate 12: Shot 11. G2 Main Bar area, looking west

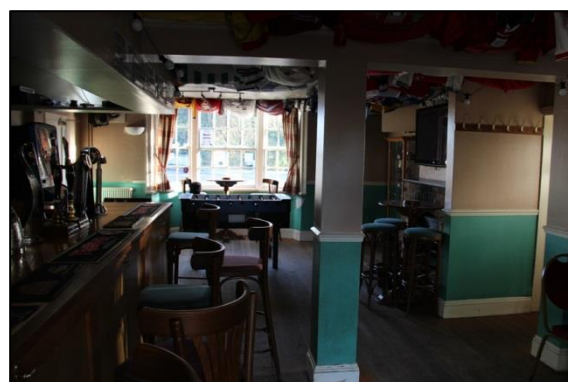


Plate 13: Shot 12. G2, looking east

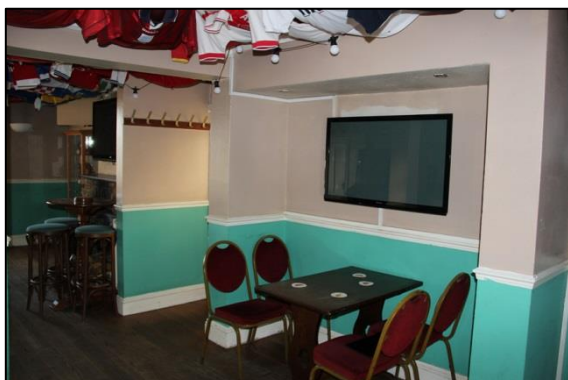


Plate 14: Shot 13. G2, recess in the southeast



Plate 15: Shot 14. G2 Bar, looking northeast



Plate 16: Shot 15. G2 fireplace detail



Plate 17: Shot 18. G2, looking northeast



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: G3
Location: Ground floor		Function: Bar
Wall form & decor: Half height tongue and groove panelling with painted plaster above		
Ceiling / roof structure: Artex with decorative beams applied to the ceiling		
Windows: As G2 with wooden ledge beneath. To north is a 4/8 light rising sash		
Doors: 1/2glazed over 2 panels in south wall set in a wide architrave. Flush door to west and north		
Floor: As G2. Quarry tiles behind bar		
Fireplace: A timber framed recess in the north wall houses a wood burning stove. The back wall of the recess is brick built using cement mortar. Some of the Fletton bricks are handmade with horizontal skintlings.		
Staircase: none		
Other architectural details: Modern brick built bar to south		
Recorder: KK		Survey Date: 17.11.17



Plate 18: Shot 19. G3 Bar area, looking south west



Plate 19: Shot 20. G3, looking northwest



Plate 20: Shot 21. G3, looking southeast

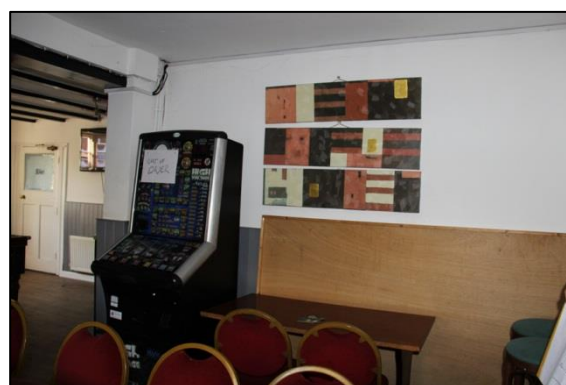


Plate 21: Shot 22. G3, looking south



Plate 22: Shot 23. G3 fireplace detail



Plate 23: Shot 31. G3 door detail



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: G4
Location: Ground floor		Function: kitchen
Wall form & decor: Stainless steel sheets throughout		
Ceiling / roof structure: Painted plasterboard		
Windows: 8/8 Crittall type metal window in timber frame sash		
Doors: ½ door		
Floor: Tiled		
Fireplace: no		
Staircase: Step down into lobby		
Other architectural details: None		
Recorder: KK		Survey Date: 17.11.17



Plate 24: Shot 24. G4 Kitchen, northwest corner



Plate 25: Shot 25. G4 kitchen, southeast corner



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: G5
Location: Ground floor		Function: lobby
Wall form & decor: Painted paper		
Ceiling / roof structure: Painted plasterboard		
Windows: None		
Doors: Flush door east and west, half door to kitchen. Boarded up entrance to G2 to south. Opening to bar area		
Floor: Quarry tile		
Fireplace: None		
Staircase: None		
Other architectural details: None		
Recorder: KK		Survey Date: 17.11.17



Plate 26: Shot 26. G5 Corridor, looking east



Plate 27: Shot 27. G5 corridor, looking west



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: G6
Location: Ground floor		Function: cellar
Wall form & decor: Brick to east, breeze block elsewhere		
Ceiling / roof structure: Painted plasterboard		
Windows: None		
Doors: Flush timber door to east and double door to west		
Floor: Cement with a drain in centre		
Fireplace: None		
Staircase: Step up to cellar		
Other architectural details: sink unit and cupboards to north		
Recorder: KK		Survey Date: 17.11.17



Plate 28: Shot 30. G6 Beer cellar, looking southwest



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: Ladies WC
Location: Ground floor		Function: ladies toilet
Wall form & decor: Wooden panelled walls		
Ceiling / roof structure: Painted plasterboard		
Windows: Crittall type top venting windows one in each compartment		
Doors: Flush door to bar and another between the WC and the wash room. A door opening between the entrance and washroom has a moulded doorframe.		
Floor: Quarry tiled. Modern wood floor in the entrance area to the west		
Fireplace: None		
Staircase: None		
Other architectural details: 3 separate spaces, entrance, wash room and WC. Damp in west corner		
Recorder: KK		Survey Date: 17.11.17



Plate 29: Shot 16. Ladies WC, looking east



Plate 30: Shot 17. Ladies WC, view to entrance



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: Men's WC
Location: Ground floor		Function: Men's toilets
Wall form & decor: Painted plaster with tiling in sensitive areas		
Ceiling / roof structure: Painted plasterboard		
Windows: Three Crittall type windows. Fixed single light and a small top hung in the north wall and another top hung window in the west wall.		
Doors: 3 flush doors. A ledge and braced door in the north wall gives access to the yard beyond		
Floor: Quarry tile		
Fireplace: No		
Staircase: No		
Other architectural details:		
Recorder: KK		Survey Date: 17.11.17



Plate 31: Shot 28. Men's WC, looking northeast



Plate 32: Shot 29. Men's WC, looking southwest



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F1
Location: First floor		Function: Landing
Wall form & decor: Painted paper with bead moulded skirting		
Ceiling / roof structure: Artex		
Windows: 2 lights over doors to F4 and F5		
Doors: The airing cupboard has a flush door, but the others are 4-panelled. The door to the kitchen has been cut in half to form stable doors.		
Floor: Laminate over timber boards		
Fireplace: None		
Staircase: 13 timber risers in an enclosed staircase.		
Other architectural details: Hatch to roof in landing and in cupboard		
Recorder: KK		Survey Date: 17.11.17



Plate 33: Shot 32. F1 Landing, northwest corner



Plate 34: Shot 33. F1 landing, looking south



Plate 35: Shot 55. F1 Staircase, looking east



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F2
Location: First floor		Function: Kitchen
Wall form & decor: Painted plaster with tiles to the east and west. Plain skirting		
Ceiling / roof structure: Artex		
Windows: Two 2 light casements to the west		
Doors: A 4 panelled door to the north has been modified to create stable door. 2 panelled door to cupboard in the southwest corner of the room		
Floor: Vinyl tile effect		
Fireplace: In south wall. Recess but fireplace removed		
Staircase: None		
Other architectural details: Small cupboard to south. Mould to the north. Serious damage to plaster to the south		
Recorder: KK		Survey Date: 17.11.17



Plate 36: Shot 34. F2 Kitchen, looking southwest



Plate 37: Shot 35. F2 Kitchen, west wall

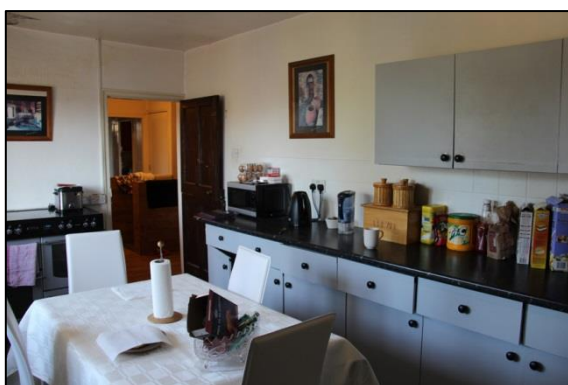


Plate 38: Shot 36. F2 Kitchen, northeast corner

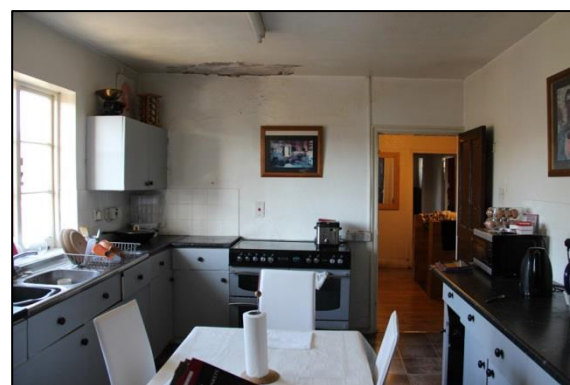


Plate 39: Shot 37. F2 Kitchen, north wall



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F3
Location: First floor		Function: Living room
Wall form & decor: Painted and papered. Bead moulded skirting		
Ceiling / roof structure: Artexed		
Windows: 8/8 timber sash window in the east wall		
Doors: 4 panelled door to the north		
Floor: Vinyl		
Fireplace: Gas fire to south		
Staircase: None		
Other architectural details: Recesses either side of fireplace		
Recorder: KK		Survey Date: 17.11.17



Plate 40: Shot 38. F3 Living room, southeast corner



Plate 41: Shot 39. F3 Living room, northeast corner



Plate 42: Shot 40. F3 Living room, north wall



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F4
Location: First floor		Function: Office
Wall form & decor: Painted paper		
Ceiling / roof structure: Artex		
Windows: 8/8 sash Crittall type in the east wall		
Doors: 4 panelled door with a fanlight over to the west		
Floor: Carpet over floor boards		
Fireplace: None		
Staircase: None		
Other architectural details: None		
Recorder: KK		Survey Date: 17.11.17

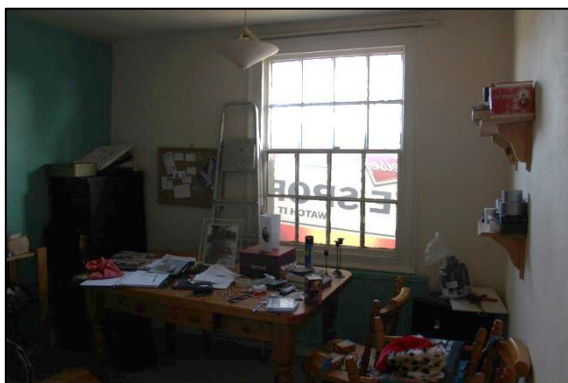


Plate 43: Shot 41. F4 Office, east wall



Plate 44: Shot 42. F4 Office, southwest corner



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F5
Location: First floor		Function: Bathroom/ utility
Wall form & decor: Painted plaster. Tiles to south. Plain skirting		
Ceiling / roof structure: Artex		
Windows: 2 light timber casement window to east		
Doors: 4 panelled door with fan light above to south		
Floor: vinyl		
Fireplace: None		
Staircase: None		
Other architectural details: Bath and basin. Small cupboard to southwest corner		
Recorder: KK		Survey Date: 17.11.17



Plate 45: Shot 43. F5 Bathroom, southwest corner



Plate 46: Shot 44. F5 Bathroom, northeast corner



Plate 47: Shot 45. F5 Bathroom utility area



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F6
Location: First Floor		Function: Corridor
Wall form & decor: Painted paper and bead moulded skirting, plane to north		
Ceiling / roof structure: Artex		
Windows: Fan light above door to F9 – now painted		
Doors: 4 panelled doors to east and west (F7 & F9) and a flush door to the north		
Floor: Laminate over timber boards		
Fireplace: No		
Staircase: No		
Other architectural details: Wood panelled partition wall separates F6 and F9		
Recorder: KK	Survey Date: 17.11.17	



Plate 48: Shot 46. F6 corridor, partition wall



Plate 49: Shot 47. F6 corridor, looking north



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F7
Location: First Floor		Function: Master bedroom
Wall form & decor: Painted plaster		
Ceiling / roof structure: Painted paper with slender timber bars orientated east west		
Windows: 2 light timber casement to west		
Doors: 4 panelled door to east		
Floor: Laminate over timber boards		
Fireplace: No		
Staircase: No		
Other architectural details: Built-in cupboards to north		
Recorder: KK		Survey Date: 17.11.17

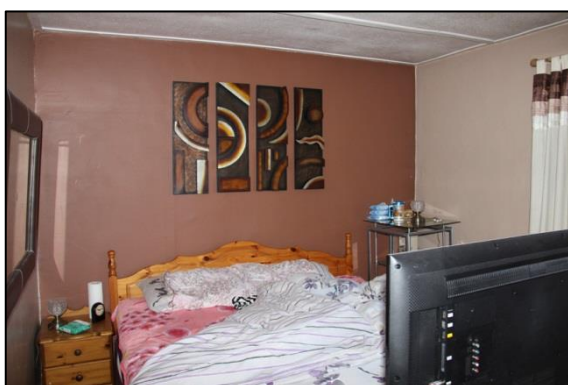


Plate 50: Shot 48. F7 Master bedroom, southwest corner



Plate 51: Shot 49. F7 Master bedroom, north wall



Plate 52: Shot 50. F7 Master bedroom, west wall



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F8
Location: First Floor		Function: WC
Wall form & decor: ½ height tongue and groove panelling with painted plaster above		
Ceiling / roof structure: Artexed		
Windows: 2- light top hung Crittall type window to north		
Doors: Flush timber door to south		
Floor: Laminate over timber boards		
Fireplace: No		
Staircase: No		
Other architectural details:		
Recorder: KK		Survey Date: 17.11.17



Plate 53: Shot 47. First floor WC, looking north



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: F9
Location: First floor		Function: Bedroom
Wall form & decor: Painted plaster with wallpaper to south		
Ceiling / roof structure: Painted plaster		
Windows: 8/8 sash window to the east		
Doors: 4 panelled timber door with painted fan light above to the west. Small cupboard door to northeast		
Floor: Laminate over timber boards		
Fireplace: blocked to north timber		
Staircase: No		
Other architectural details: small cupboard to north		
Recorder: KK		Survey Date: 17.11.17

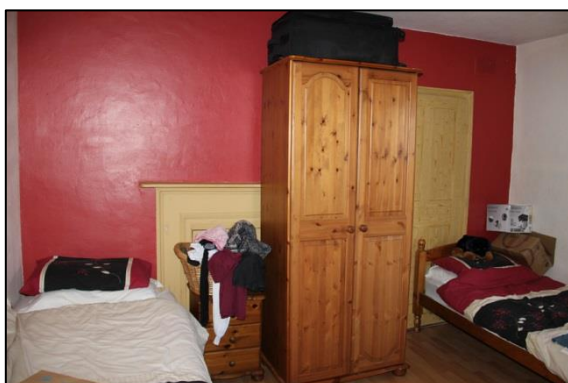


Plate 54: Shot 51. F9 bedroom, north wall



Plate 55: Shot 52. F9 bedroom, south wall

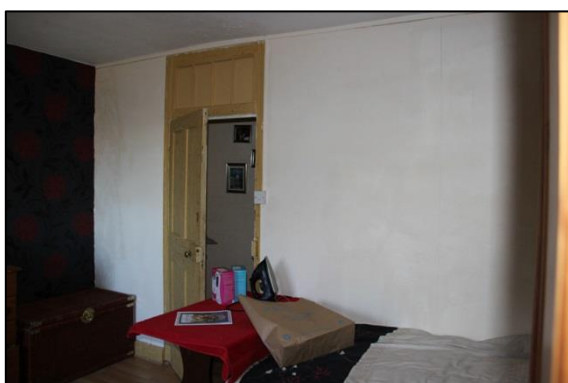


Plate 56: Shot 53. F9 bedroom, west wall

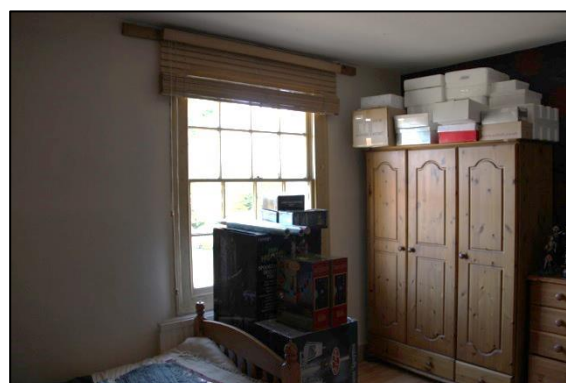


Plate 57: Shot 52. F9 bedroom, southeast corner



Project No: 337/SHD	Project: The Dolphin Inn, Stoke Hammond	Room no: Loft
Location: Roof		Function: Loft
Wall form & decor: Brick to the north and south		
Ceiling / roof structure: King post roof trusses without cleats supporting two trenched purlins to either side. The rafters appear machine cut but not clear.		
Windows: None		
Doors: None		
Floor: None		
Fireplace: None		
Staircase: None		
Other architectural details: Hatch in F1 and F1 cupboard		
Recorder: KK		Survey Date: 17.11.17



Plate 58: Shot 56. King posts in loft, looking south

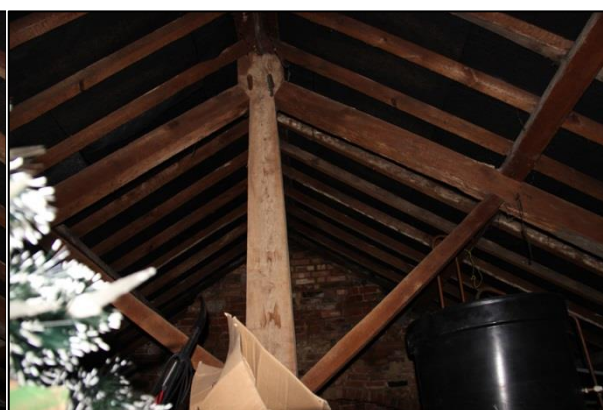


Plate 59: Shot 57. King posts in loft, looking south



Plate 60: Shot 58. King posts in loft, looking north