



**Historic building recording  
at Samuel Pepys Public House  
Slipton, Northamptonshire  
Level 2  
July 2022**

Report No. 22/75

Author: Lauren Wilson

Illustrator: Hugh Gatt



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Report No. 22/75

Project Manager: Lauren Wilson

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**OASIS REPORT FORM**

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Development type	Residential		
Planning reference ID	NE/22/00238/FUL		
<b>PROJECT LOCATION</b>			
National grid ref	SP 95126 79094		
Site name	Samuel Pepys Public House, Slipton		
<b>REVIEWERS/ ADMIN</b>			
HER for project	Northamptonshire SMR		
National organisation	Historic England		
<b>WORK UNDERTAKEN</b>			
Methodological summary	MOLA (Museum of London Archaeology) was commissioned by Bob Harrington Design, on behalf of M&A Knightsbridge Properties, to undertake a programme of historic building recording at the Samuel Pepys Inn, Slipton, Northamptonshire. This was required prior to the proposed development of partial demolition and conversion of the public house to a single residential dwelling with associated garage, access, parking and landscaping.		
Previous works?	N	Future works?	N
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<b>KEYWORDS</b>			
Monuments found/ date	Public house		
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<b>RESULTS</b>			
Description of outcomes/ summary of research framework contribution	<p>The public house displays several clear phases of development creating an accretive building indicating both the rise and fall of the rural public house. There are clear indications of an original range of some antiquity, although its original purpose, function and layout are now difficult to ascertain. Like most public houses a scheme of internal decorating has removed much of the historic fabric and replaced it with faux elements including timber-framed studwork walls, boarded doors, and reused timbers. These timbers otherwise speak of sophistication within the carpentry tradition but have been reused within a new context that does not allow for these to be understood as first intended. Other extensions during the 18th to 20th centuries added more space for the public house, and a conservatory allowed a greater emphasis on the selling of food, rather than drink, that followed the industry in the late 20th century. Overall, the building has been much changed and many of the original historic features removed or disguised as the function of the building changed.</p>		

## Samuel Pepys Public House, Slipton

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<b>ARCHIVES</b>			
Accession ID	ENN110744		
Finds Archive repository	n/a	Expected date of submission:	-
Paper Archive repository	Northamptonshire Archaeological Resource Centre	Expected date of submission:	Oct 2022
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# Historic building recording at Samuel Pepys Public House Slipton, Northamptonshire Level 2 July 2022

## ABSTRACT

*MOLA (Museum of London Archaeology) was commissioned by Bob Harrington Design, on behalf of M&A Knightsbridge Properties, to undertake a programme of historic building recording at the Samuel Pepys Inn, Slipton, Northamptonshire. This was required prior to the proposed development of partial demolition and conversion of the public house to a single residential dwelling with associated garage, access, parking and landscaping.*

*The public house displays several clear phases of development creating an accretive building indicating both the rise and fall of the rural public house. There are clear indications of an original range of some antiquity, although its original purpose, function and layout are now difficult to ascertain. Like most public houses a scheme of internal decorating has removed much of the historic fabric and replaced it with faux elements including timber-framed studwork walls, boarded doors, and reused timbers. These timbers otherwise speak of sophistication within the carpentry tradition but have been reused within a new context that does not allow for these to be understood as first intended. Other extensions during the 18th to 20th centuries added more space for the public house, and a conservatory allowed a greater emphasis on the selling of food, rather than drink, that followed the industry in the late 20th century.*

*Overall, the building has been much changed and many of the original historic features removed or disguised as the function of the building changed.*

## 1 INTRODUCTION

MOLA (Museum of London Archaeology) was commissioned by Bob Harrington Design, on behalf of M&A Knightsbridge Properties, to undertake a programme of historic building recording at the Samuel Pepys Inn, Slipton, Northamptonshire (NGR SP 95126 79094, Fig 1). This was required prior to the proposed development of partial demolition and conversion of the public house to a single residential dwelling with associated garage, access, parking and landscaping (Planning Ref. NE/22/00238/FUL).

The site comprises The Samuel Pepys Public House; an L-shaped structure within a large plot which has been turned over to car parking to the east. It is not a Listed Building, nor Locally Listed. There appears to be several phases of development immediately evident, as might be expected from a building with this purpose.

MOLA would like to thank Bob Harrington Design for commissioning the project, on behalf of their client Matthew Dickens.

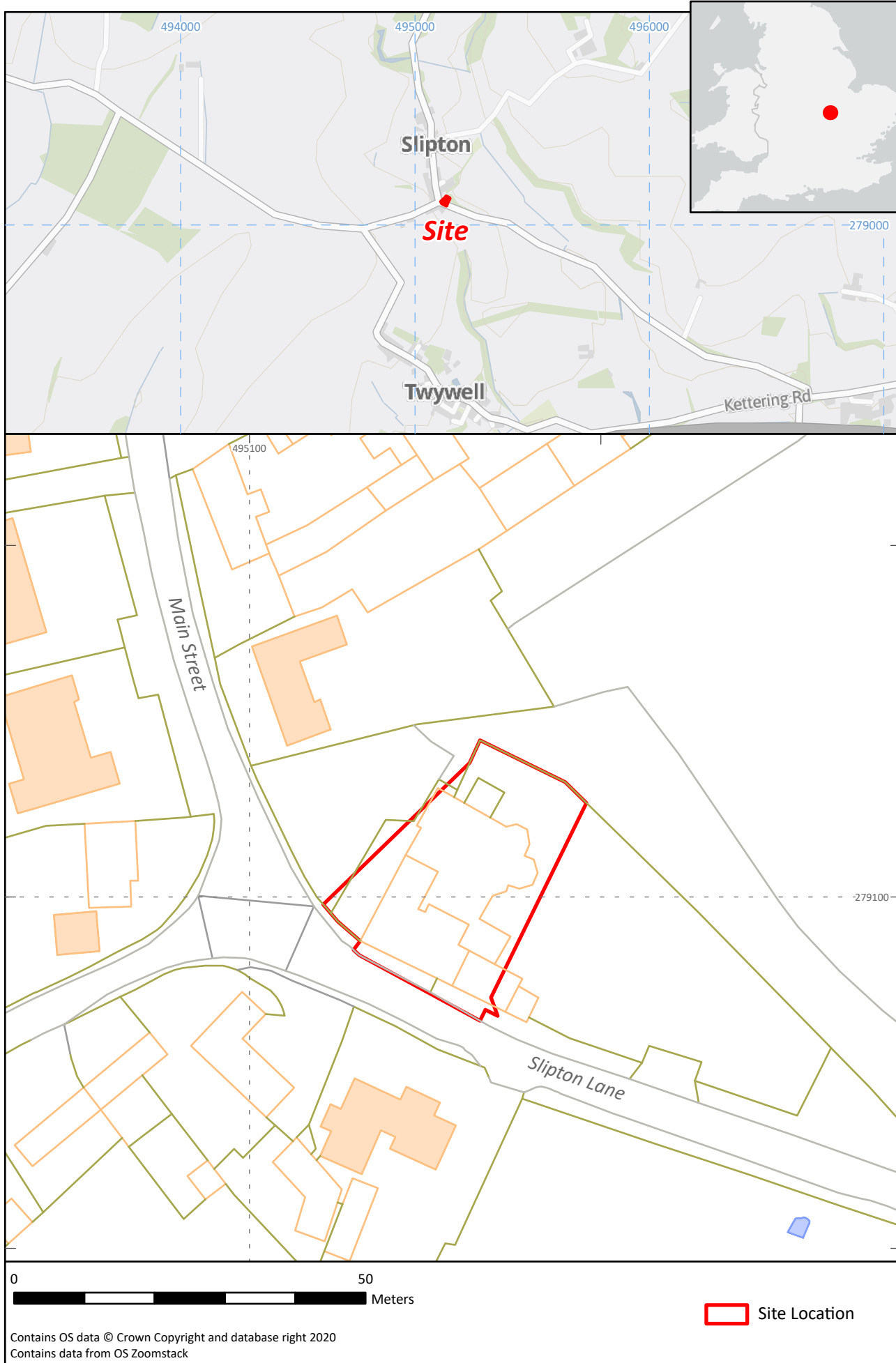
## **2 BACKGROUND**

### **2.1 Location, geology and topography**

The area of investigation lies to the south-east of the village of Slipton. Slipton is 2.3km north of Woodford in the county of Northamptonshire and 4.4km west of Thrapston, located only 1.1km north of the A14. The public house lies within a rural village with other residential properties to the north and west but lies on the periphery of the settlement with agricultural fields to the east and south-east.

The British Geological Survey indicates that the local bedrock geology comprises a combination of bedrocks determined by Slipton's proximity to a tributary of the River Nene, which flows 300m to the east of the site. These include (in order of proximity to the site) the Wellingborough Limestone member, Northampton Sand formation, Blisworth Limestone formation, and Stamford Member (BGS 2022).

The present topography mirrors the changes in underlying geology, and the location of Slipton on the west bank of a water course with higher ground to the west of the village. The site lies between 60 and 65m (aOD).



Scale: 1:750

Site Location Fig 1

### 3 AIMS AND OBJECTIVES

The objective of the Historic Building Survey was to fulfil the need for a recording of the built heritage assets within the site to a Level 2 standard, as described in the Historic England guidance document *Understanding Historic Buildings* (Historic England 2016). This was set to address the buildings' structural and architectural detail and archaeological evidence, to produce a complete record of the building building before the commencement of the proposed work with the aim of elucidating its use and structural history. The specific objectives and research aims of the historic building recording were defined fully in the WSI (MOLA 2022).

Thus the historic building recording had the following main components:

- Undertake a photographic record of the building. The photographic record to include detailed and general shots of the interior and exterior fabric, where this could be safely done;
- Investigate, analyse and describe the fabric of the building before the commencement of the proposed work with the aim of elucidating its use and structural history, and record and analyse the resulting evidence for this history using applicable archaeological methods;
- Study readily available documentary sources for the history of the building and the site. The level of historic documentary research was limited to keeping the depth of the recording as a Level 2 survey, and;
- Report the results in a suitable form, publish a summary and register the report through the Archaeology Data Service's OASIS data collection form, with the Historic Environment Record and with the LPA.

## **4 METHODOLOGY**

In addition to the Historic England and ClfA guidance referred to above, the historic building recording was carried out in accordance with the site-specific WSI (MOLA 2022). All work was carried out in accordance with Historic England specifications in *Understanding historic buildings: a guide to good recording practice* (Historic England 2016a) and the Chartered Institutes for Archaeologist's *Standard and guidance for archaeological investigation of standing buildings or structures* (ClfA 2020).

### **4.1 Physical investigation**

The building was inspected on the 14th July 2022. Physical investigation of the building was carried out on site before the proposed intervention to the original fabric of the building. This aspect of the investigation aimed at elucidating significant details regarding fabric, function, or the elements, methods/order of construction and development. As far as was possible all accessible areas were recorded.

### **4.2 Written records**

Handwritten descriptive notes were produced on-site to record the findings of the physical investigation. The notes recorded details such as the fabric, form and function of the structure, along with evidence of any alterations and development over time. The written account comprises the building's construction, present and former use and where appropriate, the building's past and present relationship to its setting in the wider landscape.

### **4.3 Documentary research**

Formal detailed historical research was not within the remit of this report. Provision was made for sufficient initial documentary research in order to enable the overall research aims to be realised. These were consulted to the extent necessary to furnish information as to dates of construction and modification of the buildings, and on the social, economic and cultural context in which the buildings were constructed and used, and later modified in form and use (Figs 2-4). Copyright of the map images belongs to Groundsure (2022).

### **4.5 Photographic records**

A photographic record of the buildings was made during the investigation. Photographs were taken using a Nikon D7200 (24 megapixels) with an 18-105mm and wide angle 10-20mm lens. This survey has generated an archive of approximately 433 digital photographs of which a selection is used in this report for illustrative purposes (Figs 5-104) and their locations recorded on plans.

### **4.4 Drawn records**

MOLA was supplied with measured survey drawings of floor plans, elevations and sectional elevations of the building produced by Bob Harrington Design. These drawings were annotated on site with information relating to the historical significance of features. These are reproduced as part of this report (Figs 105 - 107).

### **4.5 Organisation of the report and conventions**

The building lies on a north-west to south-east axis, but for simplicity the building is described as orientated east to west in the text. All maps and plans in the report show true north. Measurements may be given in both metric and imperial measurements where appropriate.

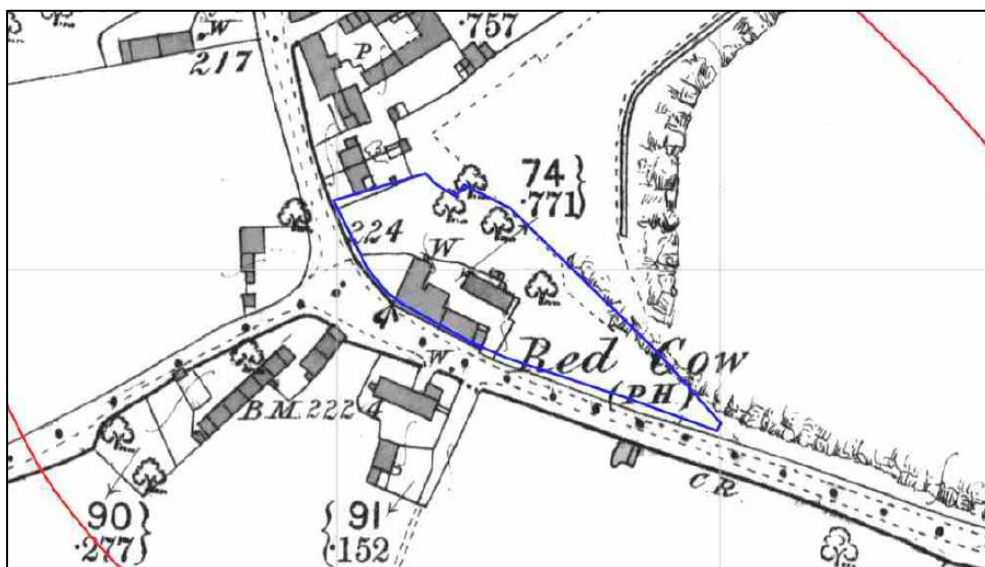


## 5 HISTORICAL BACKGROUND

The Samuel Pepys is not a Listed Building, nor does it fall within a Conservation Area.

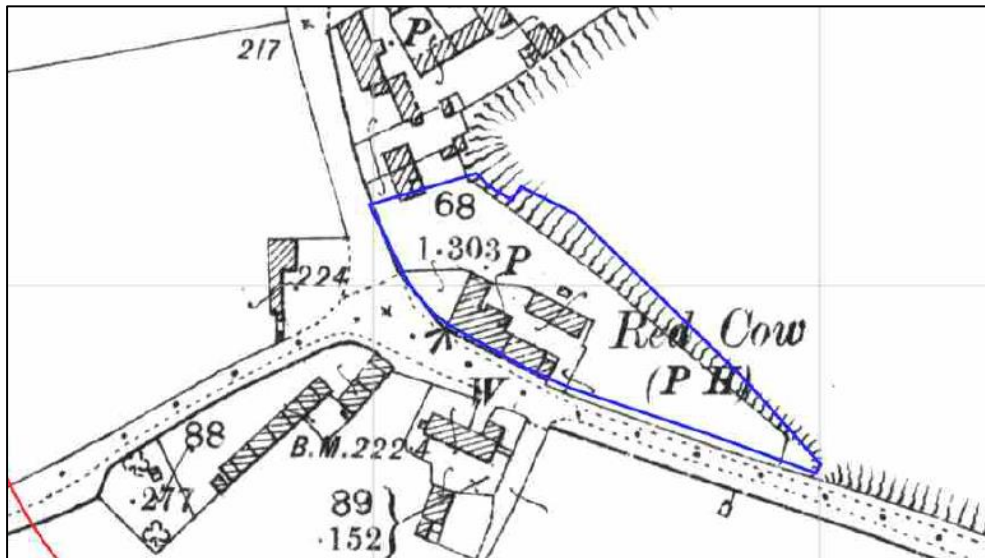
The manor house of Slipton likely stood to the north of the village between Ekens Copse and Long Lown Wood, now an irregular quadrangle earthwork (Page 1930, 243). The Islip Iron Company have extensive mines and tramways to the east of the settlement which connect to the London Midland and Scottish Railway (ibid.). They surround the St John the Baptist Church which stands separate from the main village.

On the earliest Ordnance Survey map of 1886 (Fig 2) the pub is named The Red Cow. The building can be clearly seen on the north side of the road and is initially illustrated as a main L-shaped range to the west with a secondary range extending in a linear arrangement towards the east. The secondary linear range also appears to be subdivided at the far eastern end. There is an outbuilding with linear plan to the rear of the main building, and there is a well marked to the north-west.



Ordnance Survey map 25inch, 1886 Fig 2

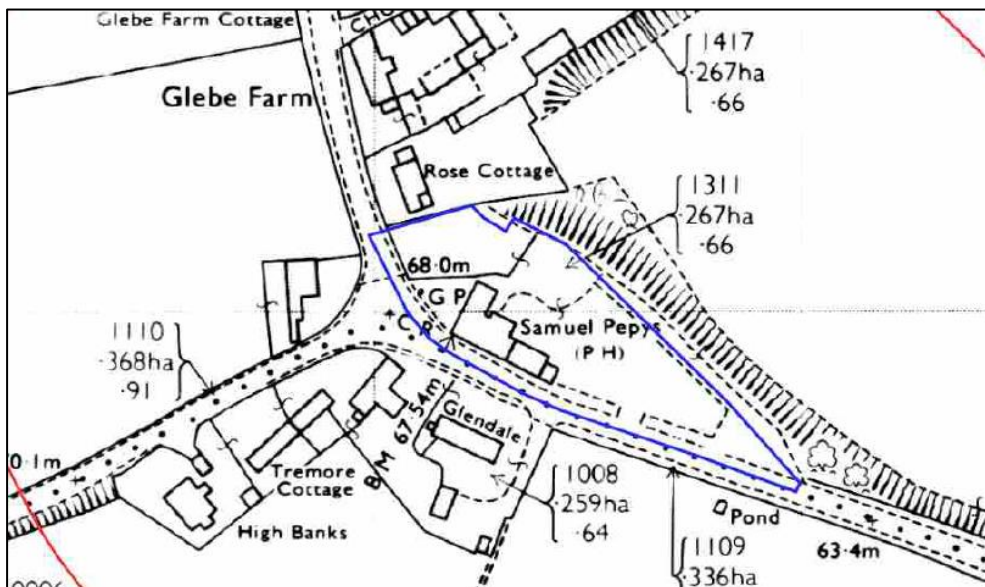
The following Ordnance Survey map of 1900 (Fig 3) present little in the way of changes to plan form or building arrangement. The well is now marked as a pump.



Ordnance Survey map 25inch, 1900 Fig 3

Historical directories list a William Brampton as occupying the pub in 1898 and 1903, where he is also listed as a builder and stonemason (Kelly's Directories 1898, 270; Kelly's Directories 1903, 279).

On the 1976 source (Fig 4) the building is named the Samuel Pepys PH. In addition, the outbuilding has been demolished since the 1900 edition.

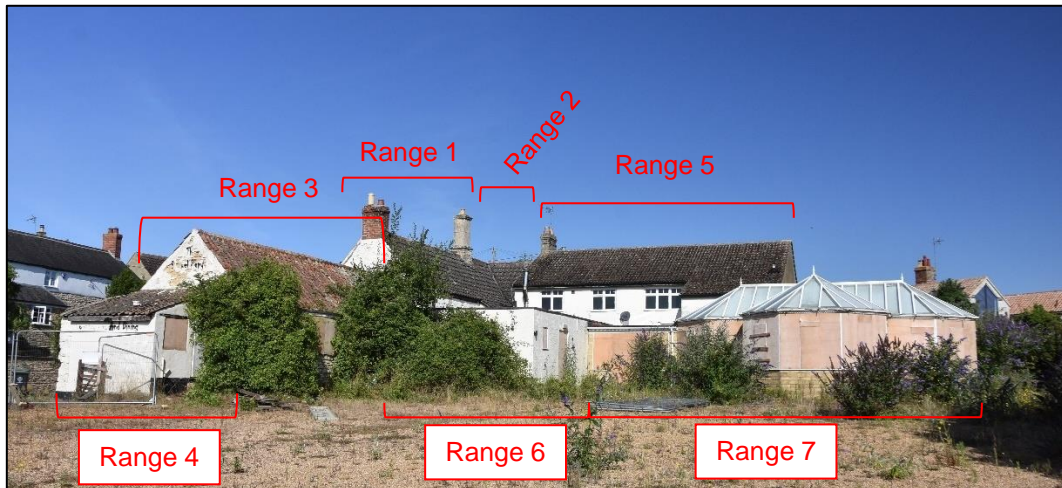


Ordnance Survey map 25inch, 1973 Fig 4

## 6 THE BUILDINGS

### 6.1 Introduction

The site comprises the public house as described above (see Fig 105). The building comprises several distinctive ranges which for ease of reference are described in detail below and given numerical identifiers. Rather than elevation by elevation descriptions the exterior is described in these ranges. It is clear that the historic part of the public house lies adjacent to the road with subsequent later additions to the east and west, and more modern accretions to the rear. The rear of the property was overgrown and some elevations were obscured by vegetation.



The building from the rear car park showing various ranges, looking south-west Fig 5

### 6.2 Exterior

#### 6.2.1 Range 1

Fronting the road this range comprises the area of the building between the two chimney stacks (Fig 6). It is linear in form, comprised of two storeys with a double-pitched pan-tile roof. It is constructed of rubblestone with heavy cementitious render with buff coursed stone. There is the occasional darker orange stone similar to Northampton Sand. The windows and doors are boarded and are described in more detail below in the internal descriptions. They have slender timber lintels and sills and are painted black. The door has a flagstone to its threshold. The east gable end is painted but appears to be constructed of brick like the chimney above (Fig 7). The rear elevation is obscured by a later flat-roof range but is visible through a first floor window in an adjoining range. Heavily rendered and painted there is some evidence of it being stone construction with larger quoin blocks to the south-east corner (Fig 8). The elevation is plain but there may be evidence of a former roof line above the current flat-roof range. The two chimneys to the roof of Range 1 are of red brick to the east, with evidence of a former roof line just above the current pan-tiles. There is a fine ashlar example to the west with stone rubble base, string-course and moulded cornices.



Street-facing south elevation showing Ranges 2, 1, and 3 (left, centre and right), looking east Fig 6



East gable end of Range 1, looking north-west Fig 7



Rear of Range 1 seen from a first floor window, looking south Fig 8

### 6.2.2 Range 2

This range lies to the immediate west of Range 1 and on first glance appears to be contemporary although it is of one-and-a-half storeys (see Fig 6). The range is fairly short extending west before returning to the north (Fig 9) and essentially comprising the corner between two other ranges. It is built of coursed buff rubblestone with no sign of the darker stone seen in Range 1. It too has been treated with heavy mortar which somewhat disguises the coursing. The windows to the south elevation are boarded and are described below in more detail but can be seen to retain timber painted sills and lintels though these are slender. The first floor windows protrude into the roof space with flat-roofs. The windows to the west elevation are not boarded and comprise timber multi-light casements.



West elevation of Range 2, looking south Fig 9

### 6.2.3 Range 3

Flanking Range 1 this single-storey range extends eastwards from the historic core in linear form with double-pitch pantile roof (see Fig 6). The construction is buff coursed rubblestone with the occasional darker stone similar to Range 1 (Fig 10). There is heavy cementitious render like Range 1 and 2. There are two windows to the south elevation of which one is boarded externally and the other is a multi-light timber casement. The east gable end abuts Range 4 but above has been painted with the name of the pub in lettering. Where the paint has failed buff stone is visible. The rear is largely obscured by vegetation but a bow window is visible projecting from the elevation with its own flat-roof (Fig 11). The stone base is rubblestone in squarer blocks then the adjoining ranges and without the heavy render treatment seen elsewhere.



South elevation of Range 3, looking north-east Fig 10



Bow window to the rear of Range 3, looking south-west Fig 11

#### 6.2.4 Range 4

Abutting Range 3 this single-storey lean-to outshut has a rubblestone south elevation but its connection to Range 3 is obscured by vegetation. Its eastern and northern elevations are rendered and painted (Fig 12). There is a boarded window with timber slender lintel to the north, and a timber door accessed via concrete steps.



Range 4 abutting Range 3 to the west, looking north-west Fig 12

#### 6.2.5 Range 5

Abutting Range 2 this large two-storey linear range with double-pitch roof creates the L-shape to the existing floor plan (Fig 13). It is constructed of rubblestone in coursing with large worked blocks used sporadically. The ground floor to the west is largely obscured by vegetation but a single timber door is visible to the south with slender timber lintel. There are three windows to the first floor; all timber modern casements. The north gable end visible above other extensions is rendered with pebble-dash and retains a single multi-light casement (Fig 14). The east elevation is obscured at ground floor level by a flat-roof range but retains three windows to the first floor and is rendered and painted (Fig 15). The roof is double-pitch laid with modern pantiles with a yellow brick chimney to the south junction with Range 2.



West elevation of Range 5, looking south-east Fig 13



North gable end of Range 5, looking south-west Fig 14





Range 5 to the rear, obscured by Range 6 at ground floor level, looking north-west  
Fig 15

#### 6.2.6 Range 6

A flat-roof range sitting within the return of Range 2 and obscuring Range 1 and 5. It is rendered and painted and the apertures are all boarded (Fig 16).



Range 6 visible to the rear yard, looking south-west Fig 16

#### 6.2.7 Range 7

A conservatory range providing restaurant space for the public house, with yellow ashlar blocks to the base and largely glazed elevations (Fig 17). There is a flat-roof element to the south and a T-shaped element to the north.



Conservatory range (Range 7), looking north-west Fig 17

### 6.2.8 Range 8

A single-storey buff rubblestone structure to the north of Range 5 (Fig 18). It has a short linear floor plan with eastern projection and a double-pitch pantile roof (Fig 19). There are boarded windows and an industrial kitchen chimney to the roof.

Other temporary lean-tos and structures are present in this service area but are of no interest.



Range 8 abutting Range 5 to the south, looking south-east

Fig 18



Rendered gable end of Range 8, looking south-west

Fig 19

### 6.3 Interior

As is to be expected from a public house, much of the ground floor spaces have been amalgamated and stripped of historic interest. Focus of the survey was on areas of potential historic interest and, as a result, more modern areas of the building are not described in great detail.

Internally the rooms have been assigned room numbers for ease of reference with the prefix GF for the ground floor, and FF for the first floor (see Figs 106-107). Rooms are described in numerical order but are associated with the following elements of the building:

Range 1 – GF01, FF01-03

Range 2 – GF02, FF04-05

Range 3 – GF19-22

Range 4 – GF23

Range 5 – GF02, 05—09, 13a and b, FF06-11

Range 6 – GF03, 15-18, 24-25

Range 7 – GF04, 14

Range 8 – GF10-12

#### 6.3.1 Ground floor

##### *GF01 – The Bar*

The bar area of the public house comprises the ground floor of Range 1. It is accessible externally through a door to the front elevation, and gives access to Range 7 to the rear, Range 2 to the west, and Range 3 to the east. It is used as the bar area for the public house (Fig 20-21), there is a fitted bar to the north-east with modern fixtures associated with serving customers.

The floor is laid with brick tiles with some wear. There is a stone slab to the east around one of the two chimney stacks. The walls are rendered and painted and rise from a simple plinth. The two windows to the west wall are multi-pane two-light casements with thick glazing bars and modern brass catches (Fig 22). The door has two boarded panels with security bolts and an iron latch (Fig 23). The reveal it sits within exposes the thickness of this exterior wall.

The chimney to the east is constructed of an orange/buff stone with raised aperture and simple surround. The hearth has been raised by the insertion of yellow bricks. To the south a four-panelled door gives access to GF16.

At the opposite end of the room another chimney stack retains a simple timber surround with shelf, and a Victorian/Edwardian grate with dark red glazed tile slips. This sits the area between Range 1 and Range 2 and the wall to the west has been removed to provide access between the two areas (Fig 24). A stone projection to the east creates a large aperture with cranked timber bressummer above, this may well be part of a scheme to 'antique-ify' this space.

There are several three binding joists to the otherwise plain ceiling. The example nearest to the east fireplace is likely an insertion as it is cranked and has faux-chamfers. The other two examples both have chamfers and moulded stops of some age (Fig 25).



East end of the bar (GF01), looking south-east Fig 20

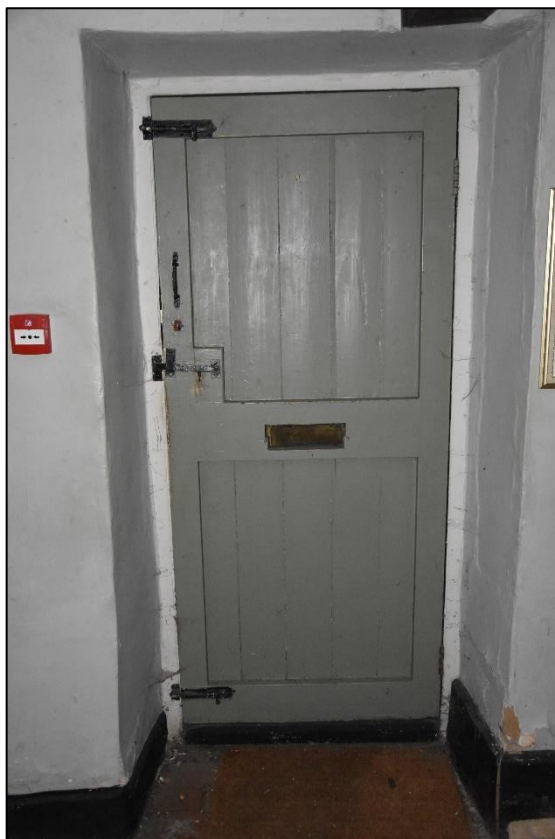


West end of the bar (GF01), looking north-west Fig 21



Casement within the bar (GF01), looking south-west

Fig 22



Exterior door within the bar (GF01), looking south-west

Fig 23



Space to the south of the fireplace marking the junction between Range 1 and 2, looking north Fig 24



Chamfers and stops to the binding joist in the bar (GF01), looking north-east Fig 25

### *GF02 – The Lounge*

This room is one of the largest on the ground floor and straddles the junction between Range 2 and Range 5. It is utilised as the public house's lounge with a bar along the east wall which is entirely modern (Fig 26). The area is divided into three bays, although it is not clear if these are bays in the true sense of the word: the descriptions will use this term loosely to describe these areas. As a whole, the room is carpeted with no skirting in some areas, and plain examples elsewhere which rise to plastered walls. There is some fictive timber-framing and joisting, which is described below and

several 20th century windows to the west and south walls. Most of the exposed timber has been sand-blasted and no evidence survives of former paint coverings.



General view of the lounge (GF02), looking south Fig 26

The southernmost bay is housed entirely within Range 2. A plinth or simple skirting extends along the south and west walls, which are both plastered (Fig 27). The south wall has a series of fictive timber-framing comprising studs and raking struts, with ovolo-moulded chamfers and stops, and although it is pegged its form holds no structural purpose. There is a window to both the south and west walls with a timber window seat below. Both are of three-lights with multi-pane casements and modern brass catches and have slender timber lintels.

The east wall abuts Range 1 to the east and is of stone construction; likely forming the outer wall of that range against which Range 2 has been constructed (Fig 28). Two apertures have been made through it. One to the south with long timber lintel forms the visitor entrance into the bar (GF01) next door and the other lies behind the bar and forms the staff access into the same space. This has a cranked robust lintel, which extends northwards, both are later additions.

The north wall is partially open to the adjoining bay and is formed of a stone pier to the west side made of rubblestone which supports a large binding joist which spans the entire breadth of the room and is set into the stone wall here (Fig 29). It measures 34cm by 33cm (13½" by 13") and has a central post with run-out chamfers. The post retains notches which would correlate to a different purpose in a different context, perhaps as wattle notches, or as a wall-plate with notches for common rafters and is heavily weathered (Fig 30). The binding joist above retains mortises for common joists to its edge but have been infilled with cement. Two courses of rubblestone sit above the binder.

The ceiling in this southern bay otherwise comprises two smaller binding joists and a series of regularly spaced common joists extending north-south. Both are set into the stone wall to the east, one sits on a stone corbel to the west, the other sits above the window lintel. The southern example has adze or axe marks.





South wall of the lounge (GF02), looking south-west

Fig 27



East wall of the southernmost bay in the lounge (GF02), looking south-east

Fig 28



Area to the north of the south bay in the lounge (GF02), looking north-east Fig 29



Notches to the post dividing the central and southern bay of the lounge (GF02), looking south-east Fig 30

The central and northern bays extend northwards with similar arrangements. The west wall houses a set of double doors giving access into the garden, which has a robust lintel with metal bolt. Further north there is a six-light window with timber lintel and small rectangular window at the north end, also with slender timber lintel (Figs 31-32). The north wall retains a panel of fictive timber-framing with studs, one raking strut, and a mid-rail (Fig 33). This also extends into the below-stairs area to the west end which is also boarded. The timber-framing has moulded chamfers and stops and pegging and retains its black paint unlike the other timber fixtures in this area (Fig 34). There is a corner post as the wall returns to the north, which is notched around a binding joist. This is also a fictive addition and like the binding joist to the south it retains two courses of stone above it.

To the west straddling the two bays is a panel of timber-framing between two robust posts which remains open to the adjoining area of GF05 (Fig 35). The posts have chamfers with run-out stops supporting a large joist above with empty mortises for a series of common joists, this has been moved from another context. The series of studwork, braces and struts below all have the same moulded chamfers and run-out stops as seen elsewhere in the fictive timber elements of the bar area (see Fig 34).

The ceiling in this area comprises a series of common joists all with the same moulded chamfers and stops seen to the fictive timber panels. They extend from the binding joists previously described and extend north-south to the binder which divides the bays. This binder has a central post with short straight braces with the same chamfers and stops as elsewhere (see Fig 32).



West wall of the lounge (GF02), looking south-west

Fig 31



West wall of the lounge (GF02), looking north Fig 32



North wall of the lounge with fictive timber-framing, looking north-east Fig 33



Detail of the fictive timber-framing seen in the lounge (GF02), with moulded chamfers, run-out stops, and pegging, looking north-east Fig 34



Fictive timber-framing to the east wall of the lounge (GF02), open to the adjoining space (GF05), looking east Fig 35

*GF03-04 – Restaurant entry*

These areas are vastly similar in style and fittings but straddle the junction between Range 6 and 7. GF03 is open to a corridor (GF05) to the west and GF04 to the north. GF04 is also open to the corridor (GF05) to the west, and to the east provides access externally through an entrance porch (GF04a). To the south-east it also provides access into another corridor (GF15), which in turn accesses the customer WCs (GF17-18) and Manager's flat (GF20-23). To the north GF04 gives access into the conservatory restaurant (GF14). The spaces were likely used as a waiting area for customers for the restaurant but also the main entrance into the building after the construction of Range 7 (Fig 36).

Both areas have 20th century wooden flooring, a Type 1 skirting, plastered and painted walls and plain ceilings. To the north wall of GF04 the wall comprises exposed coursed stone but with heavy mortar.

The porch (GF04a) was not accessible during the survey but comprised timber and glass with applied mouldings to the lower walls. An area of ceiling had been exposed and revealed softwood joists and insulation.



Waiting areas (GF03-04) adjacent to the restaurant, looking west Fig 36

*GF05 – Corridor*

This corridor connects several of the public areas of the public house and lies within Range 5. To the north it gives access to several prep and service areas associated with the restaurant (GF06-09 and GF13a-b). To the east it is partially open to GF03 and GF04; restaurant waiting areas, and the lounge to the west (GF02), which comprises a faux timber-framing and is described in more detail below as part of the adjacent rooms descriptions (Fig 37).

To the south it has been subdivided to enclose a staircase accessing the first floor, which straddles the divide between Range 1 (Fig 38). Where the water damage has

occurred to the ceiling and wall paper has started to peel an Artex ceiling is exposed (Fig 39).

The area is laid with 20th century flooring and Type 1 skirting. This rises to plain walls and ceiling. There are multiple 20th century doors to the north, including a fire door with a moulded frame to GF05a, and simple frames to GF08, GF06 and GF13b (Fig 40).

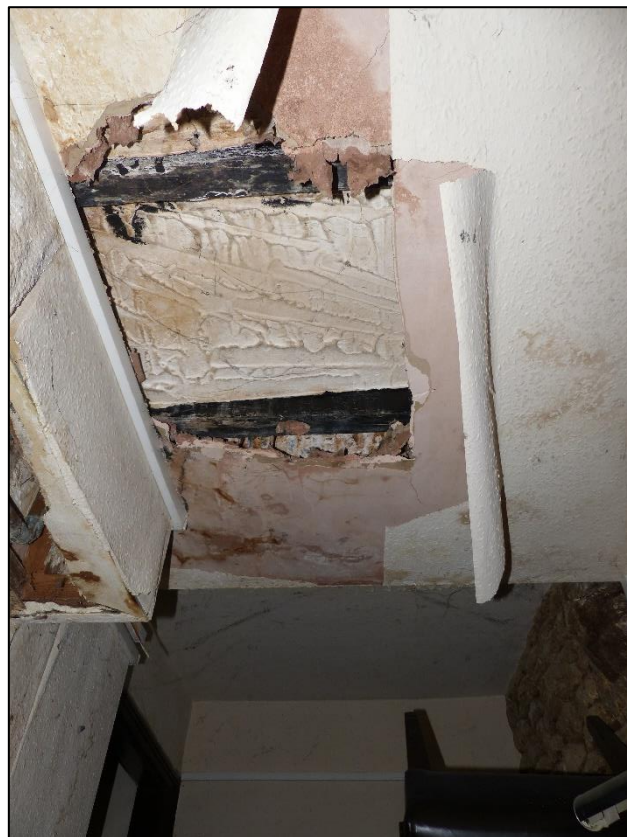
Within GF05a there is a Dudley Safe, linoleum to the floor and Type 2 skirting (Fig 41).



Access corridor (GF05) open to restaurant waiting areas to the east and the lounge to the west, looking north-east Fig 37



Small stair hall to the south of the main corridor (GF05), looking south-west Fig 38



Exposed area of the ceiling within the small stair hall (GF05a), looking south-west Fig 39





Access to various service areas to the north of GF05, looking north-east Fig 40



Interior of the safe room (GF05b), looking south-east Fig 41

*GF06-09 and 13a-b – Restaurant service areas*

These areas all lie within the north end of Range 5 and comprise kitchen prep and service areas associated with the restaurant (Fig 42-43). They are accessed via the north end of corridor (GF05) and all give access into the kitchen housed within Range 8. Staff toilets (GF13a-b) lie to the east. They all retain modern fixtures and fittings with Type 2 skirtings, with no historic interest visible.

GF06 has a linoleum floor over concrete and gives access to a staircase up to the first floor. The south wall retains some exposed stonework above a painted beam which extends towards the west (Fig 44).

GF07 creates a back entrance with door to the garden at the west end (Fig 45).

GF08 retains a blocked window to the north wall which would have been previously external before the addition of the adjoining Range 8.



Kitchen prep areas (GF09), looking west Fig 42



Staff WCs (GF13-13a), looking south-east Fig 43



Stone and timber within stair hall (GF06), looking west Fig 44



Interior of GF07, looking north-west Fig 45

#### *GF10-12 – Restaurant Kitchen and Prep*

These rooms lie within Range 8 to the north end of the kitchen prep areas, access through GF08, the conservatory to the east (GF14), and an exterior fire door lies to the north. The main area is the kitchen (GF10) (Fig 46) which gives access to the storage area (GF11) (Fig 47) and the servers area (GF12) (Fig 48). They all have modern floors, Type 2 skirtings and plain walls with no historic interest visible.



Kitchen (GF10) within Range 8, looking south-west Fig 46



Prep/storage kitchen area, looking south-east Fig 47



Servers area (GF12) adjacent to the restaurant, looking north-east Fig 48

*GF14 – Restaurant*

This area was the primary restaurant seating area, probably used for larger functions (Fig 49). It is open to GF04 to the south which providing a waiting area and entrance point. To the west staff access was provided through the kitchens (GF12).

The area is carpeted with Type 1 skirting rising to a dado and lower panelling with applied mouldings (Fig 50). Above the dado the north and east walls mostly comprise timber and glass partitions, to the west painted and plastered walls form the former exterior walls of Ranges 5 and 8 (Fig 51).



Restaurant looking towards the waiting area (GF04), looking south-west Fig 49



Conservatory restaurant (GF14), looking south-west Fig 50



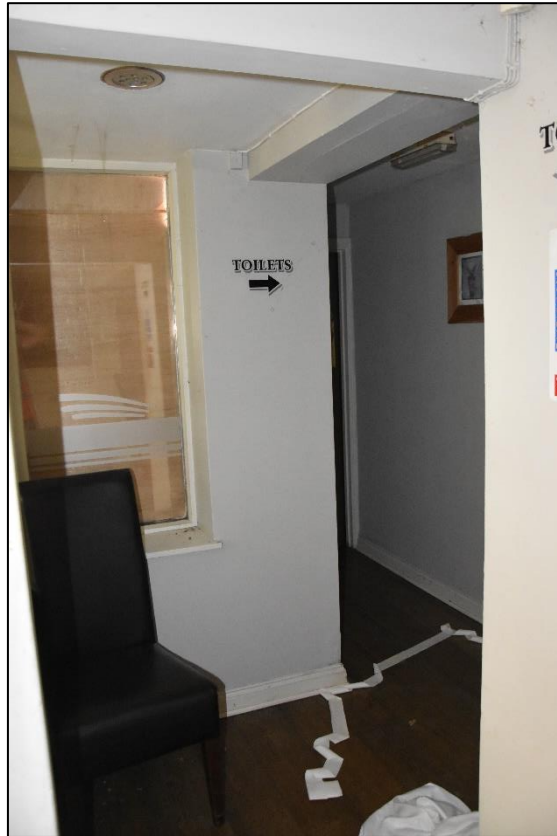
West wall of the restaurant (GF14), looking north-west Fig 51

#### *GF15-18 – Corridor, WCs*

Accessed from the north-west via the restaurant waiting area (GF04) this short section of corridor (GF15) lies within Range 6 (Fig 52). It has 20th century fittings and exposes nothing of historic value. There is a fire door to the east end which gives access into another corridor (GF16), this has a moulded frame.

GF16 extends through Range 6 and into Range 3 from north to south (Fig 53). It can be accessed externally at the north end and gives access to the bar cellar (GF24), and the bar area (GF01) along its west side. To the east doors to the customer WCs (GF17-18) and the manager's flat (GF19) are noted. The room has a linoleum floor with Type 1 skirting, plain walls and ceiling. The door to the Women's WC at the north end (GF17) is panelled, but likely all the doors are modern replacements. At the junction with Range 3 to the south end the floor level rises and overhead there is a boxed-in joist extending from east-west. Beyond this Range 3 has a simple skirting, and the southern end wall, comprising the external wall of the range, comprises exposed stone (Fig 54).

The customer WCs retain nothing of historic interest (Figs 55-56).



Short section of corridor (GF15) linking the restaurant and the customer WCs and Managers flat, looking south Fig 52



View of the corridor (GF16) looking north-east Fig 53





Exposed stone wall of the corridor (GF16), looking south-west Fig 54



Men's WC (GF18), looking east Fig 55



Women's WC (GF17), looking south-west Fig 56

*GF19 – Manager’s flat entrance*

The entrance to the Manager’s flat is through GF16 at the south end. Once within the flat the corridor gives access into a bathroom (GF20), after which the corridor dog-legs to the north and returns to the east giving access to a bedroom (GF21) and a lounge (GF22). There is carpet to the floor with Type 1 skirting and the floor level rises slightly towards the eastern end of the room (Fig 57). There is an overhead joist within a stone partition and timber doorway, with no door, between the bathroom and bedroom (Fig 58).

The north wall at the east end is exposed stonework with a mixture of mortar types (Fig 59). There are a few straight joints suggesting some rebuilding but nothing consistent enough to postulate a cause.



Entrance corridor (GF19), looking north-west

Fig 57



Entrance corridor division, looking west Fig 58



Exposed stone to the north wall of the entrance corridor, looking east Fig 59

*GF20-21 – Manager’s flat bathroom and bedroom*

The bathroom and bedroom are accessed via the corridor and retain nothing historic of interest (Fig 60-61).



Manager’s flat bathroom (GF20), looking south-west

Fig 60



Manager’s flat bedroom (GF21), looking south-west

Fig 61

*GF22 – Manager’s flat lounge*

The living room lies at the east end of the access corridor and retains a carpet, Type 1 skirting, and plastered walls. There is a stone bay to the north wall which has been built outwards of the original exterior wall line (Fig 62). The ceiling of the bay retains concrete lintels.

To the east wall is a blocked window set within a deep reveal (Fig 63).



Manager’s flat lounge area (GF22), showing pushed-out bow window, looking north-east Fig 62



Blocked window and doorway within the Manager’s flat lounge (GF22), looking south Fig 63

*GF23 – Manager’s flat kitchen*

Accessed externally via the concrete steps mentioned above this room comprises the internal space of Range 4. It is currently fitted-out for the flat’s kitchen and has a linoleum floor, Type 2 skirting, plain walls and ceiling, and late-20th century kitchen units (Fig 64). Access via the adjoining GF22 is through a deep doorway with no fitted door. The wall between these two spaces retains recessed shelving on the opposing side to the blocked window described above.



Manager’s flat kitchen (GF23), looking north-east Fig 64

*GF24-25 – Bar cellar*

These areas lie within Range 6 and are accessed from behind the bar in GF01, but also from the corridor (GF16) to the east. They have concrete floors and plastered walls, and there is various equipment associated with beverage storage and serving (Figs 65-66).



Bar cellar (GF24) interior, looking north-east

Fig 65



Bar cellar (GF24) interior, looking south-east

Fig 66



### 6.3.2 First floor

The first floor of the building only extends to Range 1, 2, and 5 as all other areas are single-storey (see Fig 106). Access is via two staircases rising from opposite ends of the central corridor (GF05). They give access to a corridor which dog-legs through the building (FF01 & FF06) and gives access to a series of bedrooms likely used when the public house became an inn. The bedrooms follow a similar decorative pattern in being carpeted with painted skirtings, plain plastered or wallpapered walls and plastered ceilings. The doors are all boarded on strap-hinges with ironmongery but retain little evidence of historic value.

#### *FF01 – Corridor*

The corridor above the historic Range 1 is linear but dog-legs at the east end to the south (Fig 67). The stairs rise midway along its northern wall and two bedrooms and a bathroom are accessed to the east. There is a plain skirting and plastered walls rising from carpet. As it is housed within the roof pitch the ceiling is sloped. At the west end, where the corridor moves into Range 2, the floor level changes with a single step upwards. To the west end a painted rafter protrudes from the ceiling pitch and retains some boarding to the upper register (Fig 68). Beyond this the corridor turns southwards into a bedroom (FF02) and there is a single fixed light high on the wall lighting the adjoining bathroom (FF02a).

The stairs rise as a winder with modern handrail (Fig 69). Water damage has caused the wallpaper to peel away from the walls.



Corridor to the first floor (FF01), looking south-east Fig 67



Exposed timber rafter within the first floor corridor (FF01), looking south-east Fig 68



View of the staircase that rises within FF01, looking north Fig 69

*FF02 and FF02a – Bedroom and bathroom*

This room is accessed from the main corridor and gives access to an adjoining bathroom (FF02a) and the second bedroom in this area (FF03).

There is a two-light window set within a reveal to the south wall (Fig 70). Each light has four panes and there is a curled early-20th century catch. The east wall retains a series of fictive timber studs, braces, struts and rails (Fig 71). These are all of the same moulding and pegging as seen in the ground floors areas (see GF02).



Window to the south wall of a first floor bedroom (FF02), looking south-west Fig 70



Fictive timber-framing in one of the first floor bedrooms (FF02), looking east Fig 71

The adjoining ensuite retains little of historic interest. There is a timber dado rail to the tiled walls, and modern bathroom fixtures and fittings (Fig 72). The floor is laid in modern linoleum. A single light window lies to the east wall within a curved reveal (Fig 73). The window is modern with a timber sill and tiles.



View of the ensuite to one of the first floor bedrooms (FF02a), looking north-east Fig 72



Window to the first floor bathroom (FF02a), looking north-east Fig 73

*FF03 – Bedroom*

This room is housed within the historic Range 1 and includes a large chimney stack to the west wall of some interest. There is a two-light window to the south wall of similar form to that seen in FF02 with slender glazing bars and curled window catch (Fig 74).

To the west wall a large stack rises through the space and is rendered and painted (Fig 75). Shelving has been fitted to its east side, but it almost fills the width of this room, being sloped on its south side so it tapers as it rises. There is an adjacent roof hatch, which gives access to the roof above Range 1 (see below).

The north wall retains the timber-framing seen elsewhere (Fig 76).

The ceiling also comprises a series of fictive joists and common joists in the manner of a historic arrangement, but clearly serves no structural purpose (Fig 77).



Curled catch and moulded glazing bar to the window in FF03, looking south Fig 74



Large stack within one of the first floor bedrooms (FF03), looking north-west Fig 75



Fictive timber-framing in one of the first floor bedrooms (FF03), looking north Fig 76



Ceiling joists in one of the first floor bedrooms (FF03), looking north-west Fig 77

*FF04 and FF04a – Bedroom and bathroom*

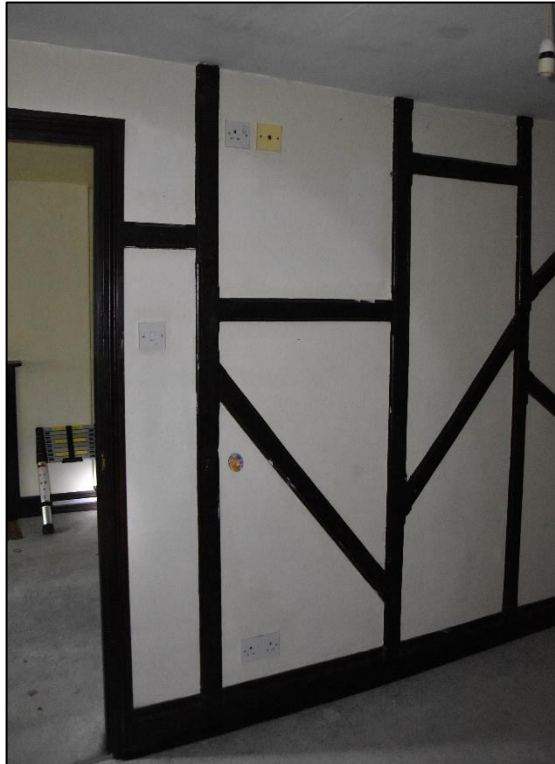
This bedroom lies at the west end of the main corridor (FF01) and is accessed through another of the bedrooms in this area (FF05), lying within Range 2. The door giving access is six-panelled with fielded panels and modern ironmongery. There is a window to the south wall set within a reveal with window seat or shelf (Fig 78). The window has three-lights with six panes to each light with modern catch but the same early-20th century glazing bars as seen elsewhere.

The north wall is partly covered in applied timber-framing, similar to other examples seen elsewhere (Fig 79).

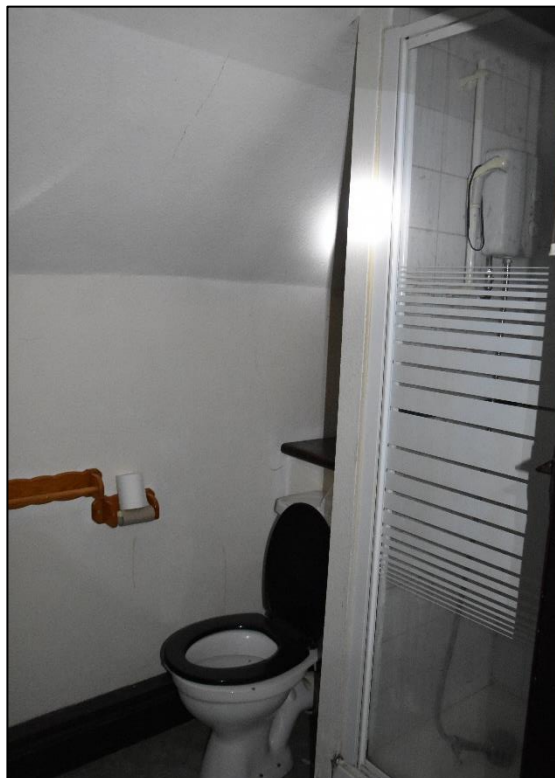
To the west, wall access is given into an ensuite with modern fittings (Fig 80) and a painted timber in the position of a hip rafter for the roof above Range 2. The rafter is square and painted a dark brown and retains a notch to its underside.



Window within one of the bedrooms to the first floor (FF04), looking south-west Fig 78



Fictive timber-framing within a first floor bedroom (FF04), looking north-east Fig 79



Ensuite with modern fittings to one of the first floor bedrooms (FF04a), looking north Fig 80



*FF05 – Bedroom*

This room lies within Range 2 and is given access from the rear corridor (FF06) and gives access to another bedroom to the south (FF04), which is described above. There is a two-light window to the west wall partly within the sloping roof pitch (Fig 81). Below there is a long window seat. The window is uPVC of two-lights and vegetation has grown inside the building.

To the north wall is a fire surround and grate with tile hearth (Fig 82). The surround is timber and fairly simple with a shelf above. The grate is simple and 19th century in date. The north wall also retains a single timber bearer which lies to the west.

The south wall has fictive timber-framing and a door into the adjoining bedroom (FF04) (Fig 83).



West wall of the first floor bedroom (FF04), looking north-west      Fig 81



Fireplace in one of the first floor bedrooms (FF05), looking north Fig 82



Fictive timber-framing to the south wall of a first floor bedroom (FF05), looking south-west Fig 83

*FF06 – Rear corridor*

The rear corridor extends northwards from FF01 through a partition before dog-legging to the west and extending further north before opening up into a small landing area where the second staircase enters the space. There is a distinct difference in this area to the previous rooms described. The carpet, painted skirting and plain walls are familiar, but the doors are all 20th century fire doors and rooms are more open with higher ceilings.

At the south end the corridor gives access into the two bedrooms described above (FF04 and FF05). Towards the north there is a partition which is modern and so is the door here (Fig 84). Further northwards there is access provided into a western bedroom (FF07).

At the north end of the corridor the landing is lit by a four-light window with modern catch and stay bar, and heavy glazing bars (Fig 85). The staircase rises here in straight flight in painted timber with a simple balustrade of square-profile balusters (Fig 86). There is access into an office area and another bedroom (FF08 and FF10).



South end of the rear corridor, looking south-west Fig 84



Window to the landing at the north end of the rear corridor (FF06), looking west Fig 85



Landing area at the north end of the rear corridor (FF01), looking north-west Fig 86

*FF07and FF07a – Bedroom and ensuite*

This bedroom and ensuite lies to the west side of the rear corridor and has a six-light window to the west wall (Fig 87). The window has modern catches and stay bars with heavy glazing bars similar to others in Range 5. There is an ensuite accessed to the north with modern bathroom fittings and nothing historic visible (Fig 88).



Bedroom to the west of the rear corridor, looking north-west Fig 87



Ensuite to one of the first floor bedrooms (FF07), looking north-east Fig 88

*FF08 – Office*

Lying to the north end of the rear corridor this room is access from the landing, and in turn gives access to another office to the east (FF09) and a bathroom (FF09a). There are two windows to the west and north walls (Fig 89). These windows are of the same form; one is of four-lights, the other is of six-lights. The door to the adjoining room is of six-panels, all fielded, but it is modern (Fig 90). The door frame retains evidence of the door being re-orientated (Fig 91). There is a timber slender joist to the ceiling but this is fictive with the same mouldings as seen elsewhere.



Windows in the first floor office (FF08), looking north-west Fig 89



Access from the rear corridor (FF06), and access into the second office (FF10), looking south-east Fig 90



Notch for former door hinge, suggesting door has been re-orientated, or replaced, looking south-west Fig 91

*FF09 and FF09a – Office and bathroom*

This room is given access from the adjoining office (FF08) described above. There is nothing of historic interest but a single window lights the room from the north wall (Fig 92). This is of four-light form and matches others seen within Range 5.

The adjoining bathroom also retains nothing of interest (Fig 93). There is a two-light casement to the north, and a four-light casement to the south. A single purlin is visible as the ceiling slopes towards the east.



View of the first floor office (FF09), looking north Fig 92



View of the first floor bathroom (FF09a), looking north-east Fig 93



*FF10 – Bedroom*

This bedroom lies to the east of the rear corridor and has lost its carpet. The exposed softwood floorboards are slender and extend north to south (Fig 94). There are two windows to the east wall, both of four-light form and of the same form as others in Range 5 (Fig 95). There is a door to the south giving access into the adjoining room (FF11), likely formerly a bathroom. Above there is a binding joist to the ceiling, which is likely fictive.



Exposed floorboards to a first floor bedroom (FF10), looking north-west Fig 94



General view of the first floor bedroom (FF10), looking south-east Fig 95

*FF11 – Unknown room*

Accessed via the adjoining bedroom (FF10) this room has been partly stripped. There is faux-wood linoleum to the floor and a patch of removed plaster to the south and west walls (Fig 96). There is a four-light window to the east, which has modern catches and stay bars.



View of room FF11 which may have formerly been a bathroom, looking south-east  
Fig 96

### 6.3.3 Roof spaces

There were several roof hatches to access different aspects of the various ranges' roof spaces.

#### *Range 1 roof*

This roof space is accessed within FF03 via a small roof hatch to the south of the large chimney stack. The rooms below partly occupy the lower part of the roof space.

The stack rises in coursed rubblestone above the ceiling level with buff/yellow mortar. This material also forms the west gable end, which rises within this space. The east gable is also partially visible in coursed rubblestone to the outer edges with brick infill to the middle, likely infilling a former chimney stack either being inserted or removed (Fig 97).

The roof form itself is fairly simple with almost pole-like common rafters rising to a softwood ridgeboard. There only appears to be a single truss dividing the space into two bays. The principal rafters are slender but tall like boards with a yoke piece to the apex. There is no underlay to the south pitch which allows the battens to be viewed. There are pole-like purlins set into the stone gable end over which the rafters ride over the back (Fig 98).



View of the single truss and east gable end within the roof space above Range 1, looking south-east Fig 97

#### *Range 2 roof*

The roof over Range 2 is accessed via a roof hatch in one of the first floor bedrooms (FF05). The roof is L-shaped as its double-pitch returns to the north.

The north gable end is brick and is only partly visible from the hatch but appears to be laid in Flemish bond (Fig 98). The east gable end is constructed in rubblestone and the line of a former roof pitch is visible to its lower register (Fig 99).

Otherwise, the roof structure is fairly regular constructed in softwood. From the hatch the hip and valley rafters are board-like being slender in width but not in height. The common rafters are square and rise evenly spaced to a ridgeboard, and then to the hip and valley rafters as the roof returns northwards (Fig 100). A series of battens lie over the backs of the common rafters and support the tiles. The west and south pitches have no underlay.



North gable end of the roof over Range 2, looking north-east Fig 98



East gable end in the roof over Range 2, showing former roof line of a lower pitched roof, looking south-east Fig 99



Roof structure above Range 2, looking south Fig 100

*Range 3 roof*

The roof over this range is accessible through a roof hatch within the Manager's flat in the bathroom (GF20). From this hatch the west gable end, or east gable end of Range 1, is visible constructed in rubblestone (Fig 101). In the opposite direction the dividing wall between Range 3 and 4 rises through the roof in rubblestone also, with a few darker sandstone examples, as was seen to the exterior in Range 3 to the exterior (Fig 102). The roof has been entirely replaced or is entirely modern with softwood machine-sawn timber. A series of rafters with collars are visible, rising to a slender ridgeboard. This bears similarities to the roof over Range 4, and Range 5 (see below).



The roof over Range 3, and the west gable end of Range 3, looking west Fig 101



East gable end of Range 3, visible within the roof space, looking north-east Fig 102

*Range 4 roof*

The roof over this range is visible through a hatch in the Manager's flat bedroom (GF21). The west gable end or dividing wall between Range 3 and 4 is visible in rubblestone (Fig 103). The roof is similar to that above Range 3 with modern softwood rafters rising to yoke pieces. There are one set of purlins visible.



Roof over Range 4 in modern softwood, looking west Fig 103

*Range 5 roof*

The roof over Range 5 is accessible through a roof hatch in a first floor office (FF09) and bears similarities in quality of timber to Ranges 3 and 4. However, the form is distinctly different and perhaps over-engineered (Fig 104). It is double-framed with a steeply pitched set of rafters and an upper shallowly pitched set of rafters bolted together at the ridgeboard. These are supported by a collar, nailed on and a central post rising from a long bridging joist. Other supports and struts are visible. The north gable end is constructed in breeze blocks.



Roof structure over Range 5 visible from a roof hatch at the north end, looking south-west Fig 104

## 7 DISCUSSION

The building can be easily divided into eight structural elements, which form the main phases of development to the site (Figs 105-107). It is clear that the use of the building as an inn and public house has stripped much of internal interest, which is typical of buildings of this type; particularly on the ground floor. Furthermore, a programme of roof repair may have further complicated the scrutinization of building fabric normally found in these areas.

The earliest phase is present in Range 1 indicated by the presence of timber joisting on the ground floor, a large stone stack to the first floor and its roof construction. The earlier arrangement of entrance, staircase and internal layout is now particularly difficult to ascertain. However, it should be noted the size of the stack and chamfers and stops to the ground floor timbers make this range comfortable within a 17th century date range, but possibly slightly earlier or later. The roof, an area normally well studied due to its propensity of containing some dateable features, is rudimentary in construction; utilising pole-like timbers. Although one may conclude from this evidence that a later date is therefore likely, it is possible that this form of roof is typical in this vernacular area.

Several larger elements within the bar area include two robust joists with mortises for common joists, and a post have clearly been introduced into that space from a previous context. Whether this previous location was on site or somewhere else is difficult to settle on. However, there is a large outbuilding on historic mapping that is demolished between the late 19th century and before the mid 20th century. Although possibly the right age and size to hold such timbers, it would be out of character considering the rudimentary timber used within Range 1.

The next two ranges could fall within the same constructional phase given they have no direct stratigraphic relationship in which to study. Range 2 has structural similarities with Range 3 and both are likely 18th or 19th century in date. Internal arrangements are difficult to ascertain given the level of alteration, but additional space and accommodation was clearly needed during this period. Range 2 is of further interest as it is possible this replaces a more historic structure with a lower roof line.

A small lean-to extension was added to the end of Range 3 sometime after Range 4 was constructed, but before the late 19th century. Possibly during the previous phase or around this time alterations to Range 1 comprised a second chimney stack was added and the large stone stack was removed at ground floor level.

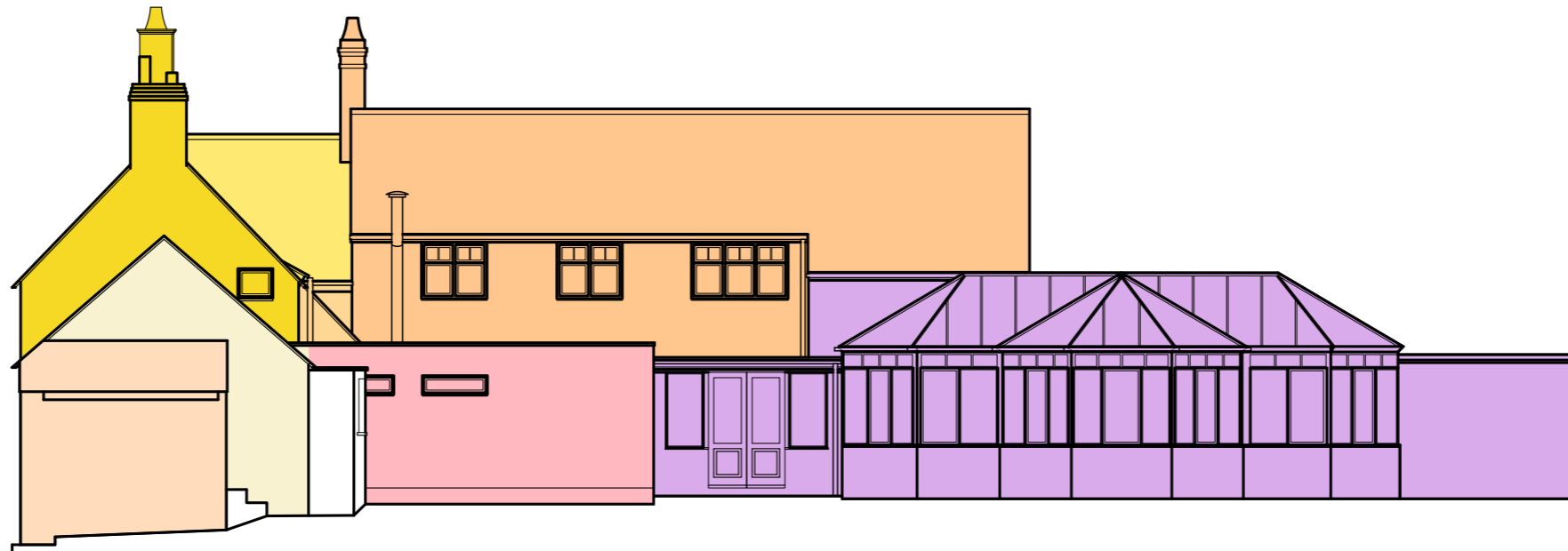
Although there is a building present in the same position as Range 5 on historic maps, it's likely the current extension replaced a historic range here of smaller scale. The range added further lounge/bar space to the public house and gave additional bedrooms for the inn upstairs. The roof of this range suggests the current building is early to mid 20th century in date. Also, during this phase, a programme of applying faux timber-framing was carried out in order to decorate several of the internal spaces. Several of the doors also date from this period and the windows were replaced or inserted.

To the rear a series of accretive additions (Ranges 6-8) signify the development of the public house into the restaurant business. These likely date from the mid to late 20th century and provided service areas, an increased seating space and function room, customer WCs and storage areas.





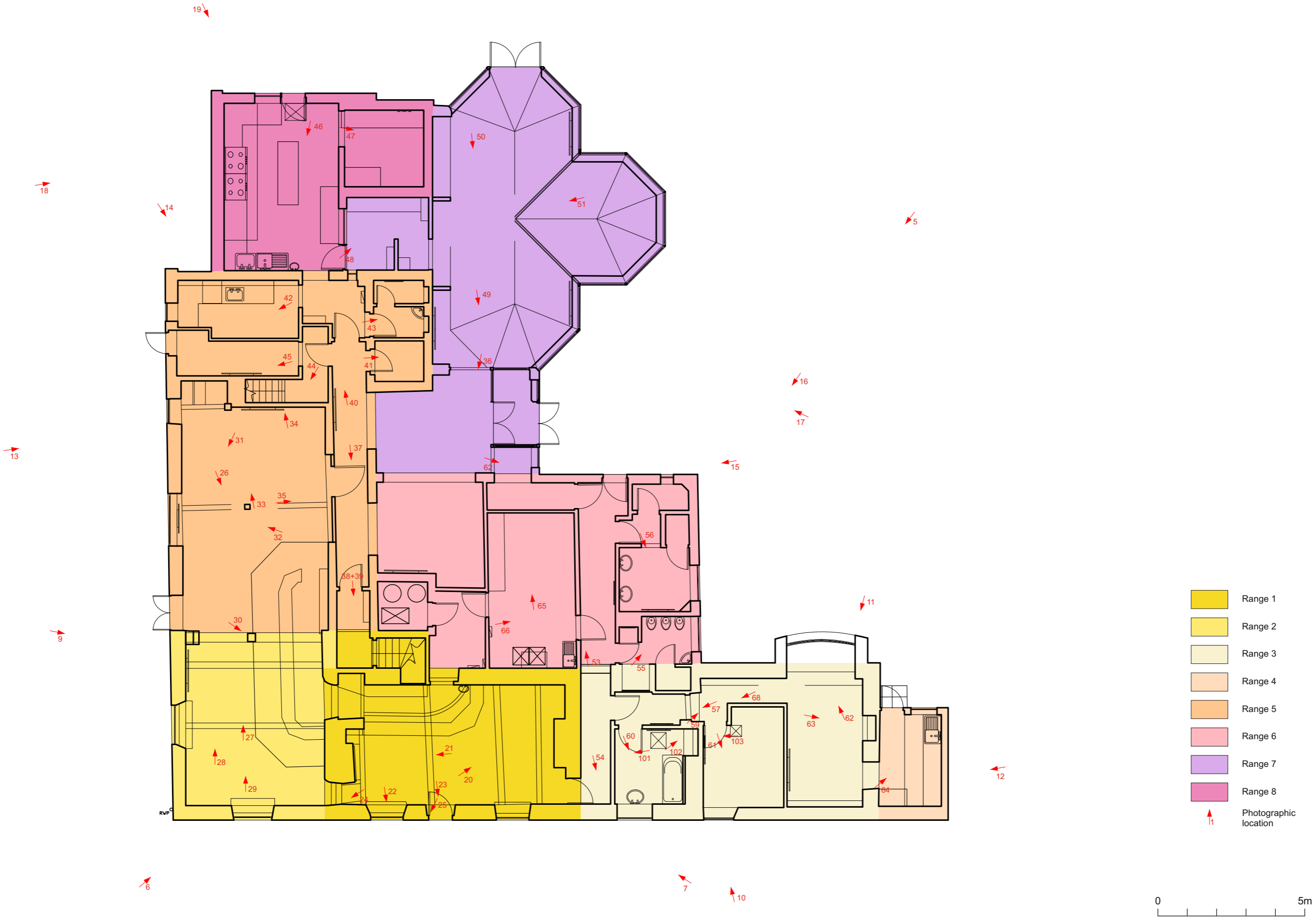
South-west elevation



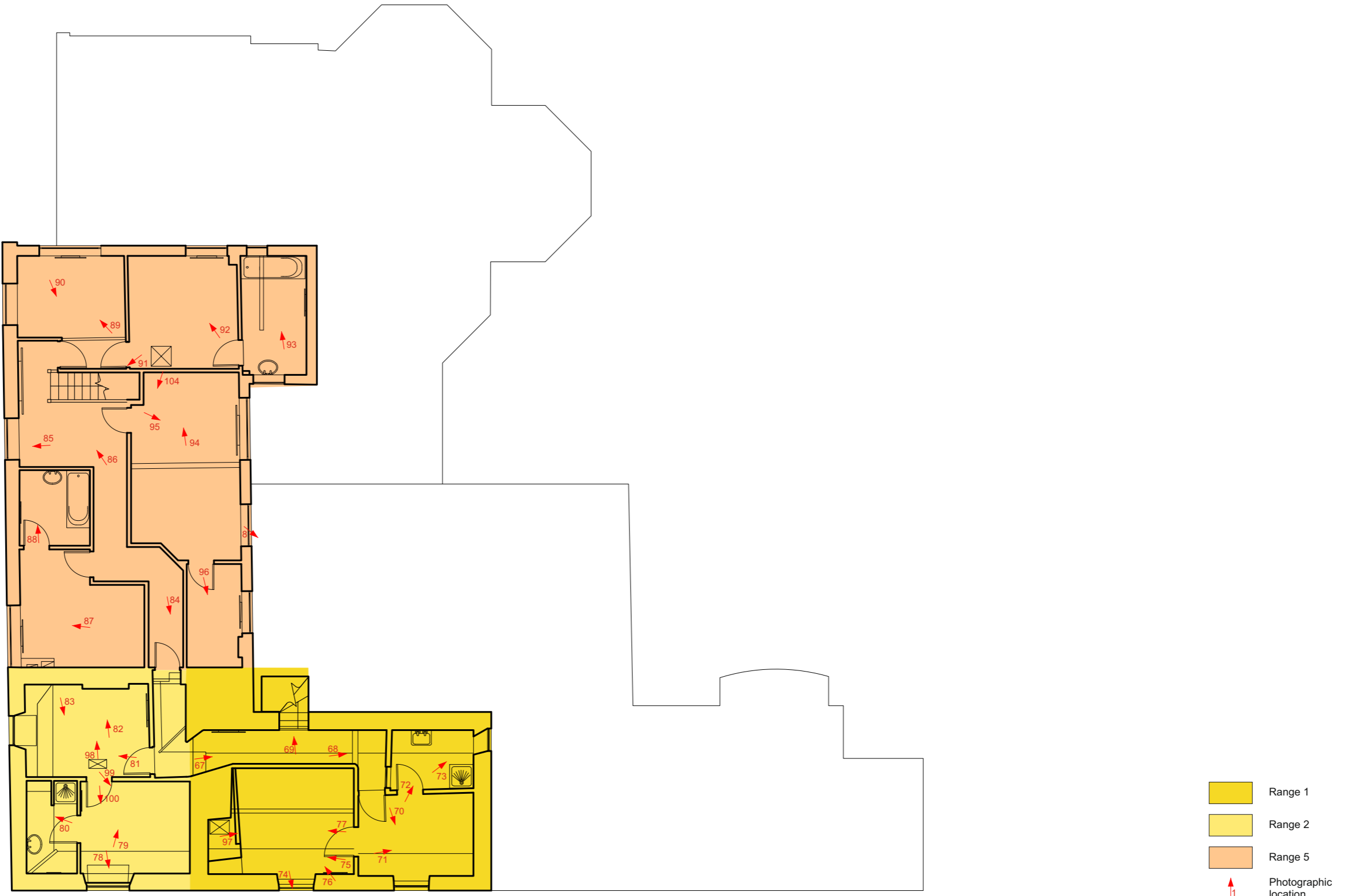
South-east elevation

- Range 1
- Range 2
- Range 3
- Range 4
- Range 5
- Range 6
- Range 7
- Photographic location





Ground floor plan with photo locations Fig 106



First floor plan with photo locations Fig 107

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