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The George and Dragon Hotel Cheadle, Stockport PPS5 Historic Building Assessment

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1. Introduction

1.1 Planning Background

Planning permission is being sought for Listed Building Consent to enable the refurbishment of the George and Dragon Hotel, High Street, Cheadle, Stockport (centred SJ 8591 8871; **Fig 1**). The whole complex is located on the southern side of High Street, Cheadle, at a height of 40m AOD. The George and Dragon Hotel is a Grade II Listed Building (LBS Number 440927), first listed on 11/10/1985, and lies within the Cheadle Village Conservation Area (*Cheadle Village Conservation Area Character Appraisal*, Stockport MBC 2006). The listed building description is as follows:

‘Public House. Late C18. Painted roughcast brick with slate roof. 5 bays, 3 storeys with a carriage entry in bay 1. Stone plinth, late C19 bracketed eaves cornice and steeply pitched roof. Carriage entry has segmental keystone arch and a tripartite sash window above. Door in bay 4 with late C19 canopy on paired Ionic columns and canted bay window in bay 5. Otherwise windows alternate between paired and single sashes in alternate bays, totalling 7 single and 5 paired 2 of which have no glazing bars. The ground and first floor windows have tripartite keystones. Rear is much altered but retains a round-headed stair window. Interior much altered.’

The Centre for Applied Archaeology at the University of Salford was commissioned by Tyler Design on behalf of clients to undertake a PPS5 building assessment of the cottage, as outlined in English Heritage’s *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). This work was carried out in February 2011.

1.2 Historical Background

The manor of Cheadle was created in the 13th century by King Richard I and passed through the de Chedle family until it was split into the manors of Cheadle Bulkeley and Cheadle Moseley in the 1320s (Stockport MBC 2006). The manor of Cheadle Bulkeley covered the present Cheadle Village and was sold by the de Bulkeley family in 1756 (*Stockport. A History*. Arrowsmith P, Stockport MBC, 1997, 180-1).

Burdett’s map of Cheshire, published in 1777, shows the historic core of Cheadle Village, which grew up around the church and the junction of High Street and Wilmslow Road. The site of the George and Dragon Hotel, opposite The Green at the junction of High Street, Stockport Road and Manchester Road, is also shown, although it is unnamed. The hotel is shown on the Ordnance Survey Cheshire First Edition One Inch map from 1842, unnamed, but the most detailed early mapping is the 1846 tithe map for Cheadle Bulkeley (*Cheshire Record Office EDT 90/2 Cheadle Bulkeley tithe map*; **Fig 1**). This shows a large L-shaped range of buildings occupied by Matthew Haworth and owned by Thomas Cooper. The buildings were described as

the 'George Inn Stables and Yard' (*CRO EDT 90/1, Cheadle Bulkeley tithe apportionment* entry 149). The long axis of the L-shape was aligned west to east along the southern side of High Street, whilst the short axis was aligned north to south and lay at the western end of the complex. This south-western wing probably represented the stables with a yard area to the east defined by a wall and further buildings, as described in 1846, whilst the northern range appears to be the main body of the current building. Further buildings abutted the western and eastern gables of the main northern range.

Later mapping shows a similar-sized complex. The 1882 Ordnance Survey six inch map for the area shows the complex in less detail but broadly with a similar layout (**Fig 1**), whilst the 1910 Ordnance Survey 25 inch mapping for the area names the northern range as a hotel and shows a covered passageway at the eastern end of the building (an addition of the period 1875-1907) leading into the south yard area, now defined by a wall to the east and buildings to the south. The south-western wing, shown as a single unit, formed the western side of the yard (**Fig 1**). The 1934 OS 1:2500 series map described the northern wing as a public house and showed a porch on the rear, southern, elevation. The 1962 OS 1:2500 series map shows the south-western wing on a slightly different alignment compared to the 1934 OS 1:2500 series map, suggesting that this wing had been rebuilt in the mid-20th century.

The inn keepers of the George and Dragon can be traced to the mid-19th century. Matthew Haworth, who occurs in the 1846 tithe map of Cheadle Bulkeley, is also named as the inn keeper of the 'George and Dragon' in 1850 (*Balshaw's Directory of Cheshire*, 1850, 170). In 1860 Matthew Lee was named as the inn keeper (*White's History, Gazetteer and Directory of Cheshire* 1860, 664), and in 1874 it was Thomas Strafford, proprietor of the 'George and Dragon, family and commercial hotel and posting house' (*Morris & Co Directory and Gazetteer of Cheshire* 1874, 760). In 1896 the 'George and Dragon Hotel' was run by Harold Furber (*Kelly's Directory of Cheshire* 1896, 182), in 1902 by Albert Summerhill (*Kelly's Directory of Cheshire* 1902, 196) and in 1914 by John Bodey (*Kelly's Directory of Cheshire* 1914, 214). The hotel managers continued to change at a regular frequency throughout the rest of the 20th century.

2. Form

2.1 The Overall Plan Form of the George and Dragon (Figs 17 and 18)

The George and Dragon Hotel forms the middle of a range of buildings on the southern side of the High Street, Cheadle, running from Ashfield Road in the west to Oak Road to the east. It is a three storey, brick-built and stone structure two bays deep with pitched slate-covered roofs. The northern elevation (**Fig 2**) is rendered, three storeys, and five bays long with a carriage entry occupying the two-storey eastern-most bay. This elevation sits on a stone plinth and has a bracketed eaves cornice, and a steeply pitched, thin-slate covered, roof. The carriage entrance has a segmental keystone arch with a tripartite sash window above. In the remaining four bays, the windows alternate between paired and single horned sashes, whilst the ground and first floor windows of the three-storey range have tripartite keystones. The door in the second bay has a Queen Anne-style canopy springing from corbels, the fourth bay from the east has a second Queen Anne-style canopy on paired Ionic columns, although the precise date of this feature is unclear, whilst the fifth bay has a ground floor canted bay window. The roof had a ridge chimney stack between the second and third bays and a gable-end chimney stack at the eastern end of the building.

The rear, southern, elevation, (**Fig 3**) was three-storeys high and comprised five bays and a single-storey western wing. It was built in English-Garden-Wall-bonded handmade brick for the most part and was white-washed. To the east of the main elevation was a carriageway with a first floor room above. This was built in machine-brick and there was a building break with the main elevation. The southern five-bay elevation was much altered with a variety of window openings and doorways in the ground floor including a machine-brick porch that covered the second and third bays from the west which had an arched canopy supported by concrete columns. The windows on the first floor were also of different sizes, as were those on the second floor. The earliest windows appeared to be a three-light mullion window in the fourth bay from the west on the second floor, and a round-headed stair window, the lower part of which was obscured, in the third bay from the west.

The pitched roof was covered in thin blue slates and there was a large machine-brick chimney stack between the fourth and fifth bays and a gable-end chimney stack at the western end of the elevation.

The western wing (**Figs 4 & 5**) was a single-storey structure built in machine-made brick in English garden wall bonded brick. It had five openings, the northern two of which were blocked, as was the southern opening. There was a doorway in the second bay from the south. The pitched roof was covered in 20th century grey tiles.

The western and eastern elevations of the complex were obscured by adjoining buildings.

Internally, the building is much altered. The ground floor (**Fig 17**) contained five rooms (GF1 to GF5) in the main northern range, with evidence for removed partition

walls in two of the rooms (GF 1 and GF2). GF2 contained the bar and GF1 (**Fig 8**) formed the lounge area which ran the full five-bay length of the road frontage. There was a fireplace (**Fig 9**) and external doorway (Fig 10) at the eastern end of this room. A second bar area lay at the southern, rear, end of the floor, GF4, with a function room in the south-eastern corner of the floor, GF5. All the fixtures and fittings in these rooms were later 20th century, whilst a fireplace in the eastern-most fifth bay, opposite a doorway, was formed by a re-used stone surround. At the rear of the ground floor was a centrally placed staircase which led down to a cellar area (not investigated in the current study) and up to the first floor. The rear porch led to a staircase (GF3), whilst a corridor in the rear porch (GF6; **Figs 6 & 7**) provided a ground-floor link with the western wing. The western wing had two toilet areas (G8 to GF11; **Fig 11**) accessed from a western corridor (GF7). All the fixtures and fittings were late 20th century. The northern bay (GF12) was a store room accessed from the courtyard only.

The first floor of the main northern range (**Fig 18**) had nine rooms (FF1 to FF9). The landing area (FF1; **Fig 12**) lay at the rear of the third bay from the west. Rooms FF2 to FF4 formed a toilet area with stud partitions in the south-western corner of the floor. The bar area was formed by a single room-space covering the western four bays (FF6) along the street frontage. A chimney fireplace lay against the western gable wall whilst a pillar marked the position of an earlier partition wall between the second and third bays. A chimney stack divided room FF6 from FF7, the latter room running the full width of the fifth bay (**Figs 13 & 14**). A rear bar area (FF8) occupied the southern half of bay four. Five wooden steps led up to a room-space (FF9) with a kitchen (FF9b) and event area (FF9a) above the carriageway at the eastern end of the floor.

The second floor and roof structure of the main northern range were not investigated for the present study, although it was noted that the staircase (**Fig 16**) contained a curved banister rail and the second floor retained some six inch skirting, both of which might be earlier features.

2.2 The Original Form of the George and Dragon

The original part of this complex would appear to have been formed by the ground floor rooms GF1, GF2 and G4 and the staircase area GF3, and on the first floor rooms FF1 (the staircase), and FF2 to FF6 and FF8. The staircase window probably also belongs to this earlier layout. This layout was suggested by the presence of thick brick partition walls in these rooms on both floors and by wide ceiling beams which might include the remains of removed earlier walls. This would give the building a double-depth, central staircase, plan-form.

The double-depth house was introduced into England in the 17th century. Its symmetrical plan-form and elevations, and specialist rooms, reflected both a move towards more personal space and the rise in fashion of classical architectural forms for the landed and emerging middle classes (Brunskill R W, 2000, *Vernacular Architecture. An Illustrated Handbook*. Fourth Edition. Faber and Faber, London). One of the earliest known examples in the Greater Manchester area lies in the Trafford area, where Sale New Hall was built in this style in 1688. Shortly afterwards a new double-depth, central staircase, brick wing was added to Clayton Hall in eastern

Manchester. Such buildings do not appear lower down the social scale until the early 18th century in this area, but once they do appear the double-depth brick farmhouses with central staircases became a common feature of the southern Lancashire and northern Cheshire landscape (Hartwell C, Hyde M & Pevsner N, 2004, *The Buildings of England of England. Lancashire: Manchester and the South-east*. Yale University Press). One of the earliest farmhouses built in this style was Astley Green Farm in Salford where a dated inscription indicates it was built in 1730. This structure contains noteworthy architectural details such as externally the original form of the porch and a mixture of original sash and casement windows on the southern elevation, whilst internally the staircase with its swept moulded rail, turned balusters on cut string and turned newels are particularly fine, as are the surviving six-panel doors with H-hinges. These features make it one of the most important farmhouses in the region during this period.

Another early example but not as complete is the double-pile house on the Dunham estate known as Big Tree Cottages in Dunham Town built in 1730 according to the datestone. Dunham was an area where the double-pile house was in early use. The grandest double-pile house on the estate was Manor Farm in Dunham Woodhouses. This was originally built as a Dower House for the Earl's mother, only later becoming a farmhouse. Although undated the style of this property suggests that it was contemporary with Village Farmhouse opposite, a double-pile house built in 1752. New double-pile houses on the estate can be found at; Little Heath Farm (mid 18th century); New Farm, Little Bollington, c 1760; Yew Tree House Farm, 1805; Ash Farm, Little Bollington, c 1800; Sinderland House Farm c 1840; and Yew Tree Farm, Dunham Woodhouses, c. 1850 (Woodside R, (ed) 2000 *Dunham Massey Historic Landscape Survey, Volume Two: The Working Landscape*, National Trust, unpublished report, 52-3). Most of these properties had front facades built in the more expensive Flemish bonded brick with the cheaper English Garden wall bond kept for the sides and rear. Likewise, stone quoining was kept for the front facade only.

By the late 18th century such houses could be found on many rural estates. Yew Tree farmhouse in Timperley was one such property and this had a dated inscription of 1777 (Nevell M, 1997, *The Archaeology of Trafford. A Study in the Origins of Community in North West England before 1900*. Trafford MBC with the University of Manchester, 79). This plan-form also became popular in middle-class 18th century town residences and a number of terraced and detached examples can still be seen on St John Street, King Street and Cobden House on Quay Street in Manchester (Hartwell C, 2000, *Manchester*. Pevsner Architectural Guides. Yale University Press, 9-12). The original core of the George and Dragon Hotel probably fits into the mid- to late-18th century popularity of this building type.

The two eastern bays, comprising on the ground floor the eastern end of room GF1 and room GF5 and on the first floor rooms FF7 and FF9, appear to have been added later.



3. Fabric

2.1 The Brick and Stone Fabric

Most of the George and Dragon Hotel was built from handmade bricks, although the eastern carriageway with room FF9 above was built in machine-made bricks. The rear western wing was also built entirely from machine-made bricks. The eastern wall of room GF1 had also been rebuilt in machine-bricks and this included the fireplace in GF1. The rear porch GF3 and GF6 was also built from machine-made brick. The main northern range sat on a sandstone plinth.

Internally, it was unclear what material formed the ground floor flooring, but the first floor was covered in narrow pine floorboards. A large section of re-used oak purlin in FF6 sat above the western face of the fireplace. This had the inscription 'May II 1741 ELI MIRE' (**Fig 15**) and a note stating that this had been retrieved from the roof during restoration work.

2.2 Fixtures and Fittings

No original fixtures and fittings were observed on the ground or the first floor of the northern range.

2.3 The Roof Structure

The roof structure was not investigated as part of the current survey, although a brief inspection indicated that the rafters above the eastern three bays were 20th century softwood timbers, indicating that part of the roof had been replaced in the 20th century and supporting the note by the re-used purlin in room FF6. A large gable-end wall was also visible between the second and third bays (that is room FF1 to the east and FF8 and FF6 to the west).



4. *Function, Phasing & Impact*

4.1 *The Function of the George and Dragon*

A brief survey of the most readily available documentary evidence for the George and Dragon Hotel (see above section 1.2) suggests that the building has functioned as a coaching inn or a public house since the early 19th century and may have been built as such. However, the plan-form of the building suggests that originally it was a double-depth, central staircase, house.

4.2 *The Phasing of the George and Dragon*

The earliest element of complex would appear to be a double-depth, central staircase, house of three storeys. This included on the ground and first floors the western half of room GF1, and rooms GF2, GF4, FF1 to FF6 and FF8. The date of this primary house is unclear, although the handmade brick fabric suggests a mid-18th century origin and this is supported by the inscription of 1741 from a purlin in the roof. The presence of a Queen Anne-style canopied porch in the main northern elevation, on Ionic columns, may also be a feature from this original property. Such canopied porches tend to belong to the first quarter of the 18th century and although the Listed Building description places this feature in the late 19th century, and it only appears on the maps from the late 19th century, the current survey suggests that the fabric of this feature is much earlier.

The second bay from the east was added sometime after the mid-18th century (encompassing the eastern end of room GF1, and rooms GF5, FF7 and FF9), but before the 1846 tithe map (**Fig 1**). This tithe map also shows the western wing, which in its original form was probably a carriage house and stables.

The carriage way and the room-space above (FF9) are only shown on the late 19th century mapping (**Fig 1**) and the tithe map of 1846 suggest that a range of buildings in separate tenancy occupied this site in the mid-19th century. This part of the building complex appears to be a late 19th century rebuild and addition to the hotel, hence the use of machine-bricks. These are similar machine-made bricks to the western wing and suggest that the western wing was rebuilt at the end of the 19th century or early in the 20th century.

4.3 *The Impact of the Proposed Development on the Surviving Historic Fabric (see Appendix 2)*

The current planning proposal seeks to refurbish the George and Dragon Hotel. This proposal will have an impact on the current standing structure and fixtures and fittings of the building as identified by this PPS5 Assessment.

The proposals involve the insertion of a new staircase at the eastern end of room GF1, the removal of the fireplace in this area and the blocking of the doorway in this area (**Figs 9 & 10**). The fireplace is a 20th century insertion, whilst the eastern gable wall of this room was built in machine-made bricks when this bay was added to the structure. The floor of room FF7 above (**Figs 13 & 14**), which would need to be removed to insert the staircase, is made from softwood timbers and is 20th century in date. The impact of this aspect of the refurbishment is therefore very limited on the fabric and historic importance of the building.

It is proposed to alter the position of the internal doorway in the porch, room GF6 (**Fig 6**), and to insert a new entrance into the toilet area (GF9; **Fig 7**). Since the porch is a 20th century addition and a link corridor with the late 19th/early 20th century western wing, there is no significant impact on the historic fabric of the building.

It is proposed to build a freestanding marquee/pagoda in the rear yard which would partially block the view of the porch, room GF6 (**Fig 3**), the western wing and the lower part of the southern elevation. The western wing was rebuilt in the late 19th or early 20th century, the porch a 20th century addition, whilst the rear ground floor bays of the main range, bays two to five, have been heavily altered by the insertion of later windows. This proposal does not directly affect the historic fabric of the southern elevation which is partially preserved at first and second floor level, and as a removable single-storey structure within the courtyard has limited impact on the setting of the rear part of the building.

Finally, it is proposed to remove the stud wall between rooms FF4 and FF5 at the western end of the building. This is a 20th century stud partition inserted to create a corridor to the toilet facilities (rooms FF2 and FF3) and will not affect the historic fabric of the building.

Bearing in mind the very limited nature of the impact on the fabric of the building by these proposals, which affect late 19th century and 20th century fixtures, fittings and fabric, and not the original fabric of the building, it is recommended that no further detailed programme of historic building recording needs to be undertaken on this site. However, this proposal should be discussed with the Stockport Conservation Officer.

Appendix 1: Photographic Catalogue

Photo Number	Fig.	Description	Viewpoint	Format
001	Fig 2	The northern elevation of George & Dragon Hotel	Looking S	Digital
002	Fig 3	The southern elevation of George & Dragon Hotel	Looking N	Digital
003		The southern elevation of George & Dragon Hotel – detail	Looking N	Digital
004		The southern elevation of George & Dragon Hotel – western end	Looking N	Digital
005	Fig 4	The south-western wing of George & Dragon Hotel	Looking NW	Digital
006		The south-western wing of George & Dragon Hotel – detail showing the blocked windows	Looking W	Digital
007	Fig 5	The south-western wing of George & Dragon Hotel	Looking W	Digital
008		The south-western wing of George & Dragon Hotel – northern gable	Looking NW	Digital
009		The south-western wing of George & Dragon Hotel – southern end showing blocked openings	Looking W	Digital
010		The southern elevation of George & Dragon Hotel showing the staircase window. Note the break to the left (east).	Looking N	Digital
011		George & Dragon Hotel GF6 looking at the lobby doors	Looking W	Digital
012	Fig 6	George & Dragon Hotel GF6 looking at the lobby doors	Looking E	Digital
013	Fig 7	George & Dragon Hotel GF6 looking at the southern wall	Looking S	Digital
014		George & Dragon Hotel GF6 looking through the doors into GF2	Looking N	Digital
015		George & Dragon Hotel GF2	Looking N	Digital
016	Fig 8	George & Dragon Hotel GF1	Looking E	Digital
017	Fig 9	George & Dragon Hotel GF1, the eastern fireplace bay	Looking E	Digital
018	Fig 10	George & Dragon Hotel GF1, rear of the north-eastern entrance	Looking NE	Digital
019		George & Dragon Hotel GF1 detail of the eastern fireplace and doorway	Looking E	Digital
020		George & Dragon Hotel GF, the interior of the eastern fireplace chimney stack	Looking up the chimney stack	Digital
021		George & Dragon Hotel GF1 overall view	Looking W	Digital
022	Fig 11	George & Dragon Hotel GF10 looking into GF9, toilet area	Looking N	Digital
023		George & Dragon Hotel GF7 toilet corridor	Looking S	Digital

024		George & Dragon Hotel GF toilet area	Looking W	Digital
025		George & Dragon Hotel GF3 stairwell	Looking N	Digital
026	Fig 12	George & Dragon Hotel FF6 looking towards FF7	Looking E	Digital
027	Fig 15	George & Dragon Hotel FF, the inscribed beam over the fireplace in FF6	Looking E	Digital
028		George & Dragon Hotel FF6 looking towards FF5	Looking W	Digital
029		George & Dragon Hotel FF7 window	Looking N	Digital
030		George & Dragon Hotel FF7 looking towards the fireplace corner and FF6	Looking SW	Digital
031	Fig 14	George & Dragon Hotel FF7	Looking S	Digital
032	Fig 13	George & Dragon Hotel FF7, general view	Looking N	Digital
033	Fig 16	George & Dragon Hotel FF1 stairwell	Looking S	Digital

Appendix 2: Building Fabric Summary Sheet

	1	2	3	4	5	6	7	8
A walling	stone	brick	Flint, cobble etc	clay, oolite	half timber	tile & mortar	plaster	weather board
B w technique	solid wall	medium of mortar core	irregular, e.g. random rubble	regular, e.g. trapped flint	clay lump	square panels	flat panels	interlapped cut
C roof shape	hipped	gabled	gabled	half-hipped	hipped and gabled	gambrel	M-shaped	single pitch
D materials	thatch	fern sedge	reed sedge	pean sedge	gontale	stone flag	stone tiles	corrugated iron
E windows	lancet	transomed	multimed	square	segmented	flat	multiple	recessed
F frames	unglazed, iron bars	wooded light	multiomed unglazed	with oak tying beams etc	wooden sash hung closed	fixed light, opening sash	horizontally sliding sash	vertically sliding sash
G doorways	pointed arch	4-centred arch	square head	decorated arches	iron surround	semi-circular arch	vertical display	heavy wood frame
H sections	one story	one story & factory wing	one and a half story	two story	two and a half story	three story	three and a half	tower house
I plans	single unit	ground floor open hall	two-unit	two-unit, end cross passage	triple cross passage	central four-place	double-pier	double-pier single-framed
J links	individual houses	attached to one house	part of a row	houses over houses	bank to back houses	longhouse type	lathouse type	part of mill etc
K roof truss	half-timber	King	Queen	Cruck with tie	Cruck	Collar truss	Skewed truss	1/2 cruck

Illustrations

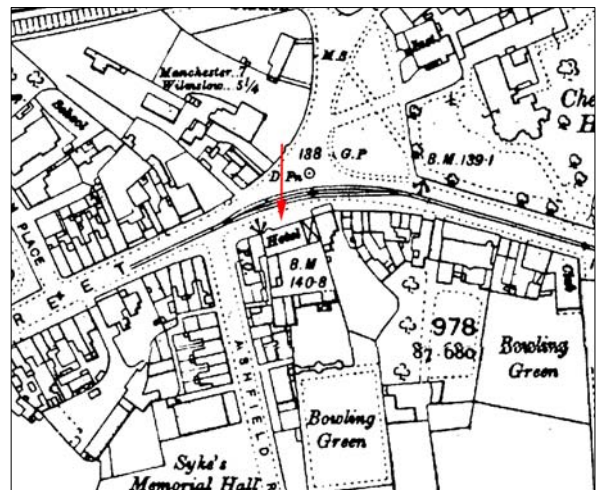
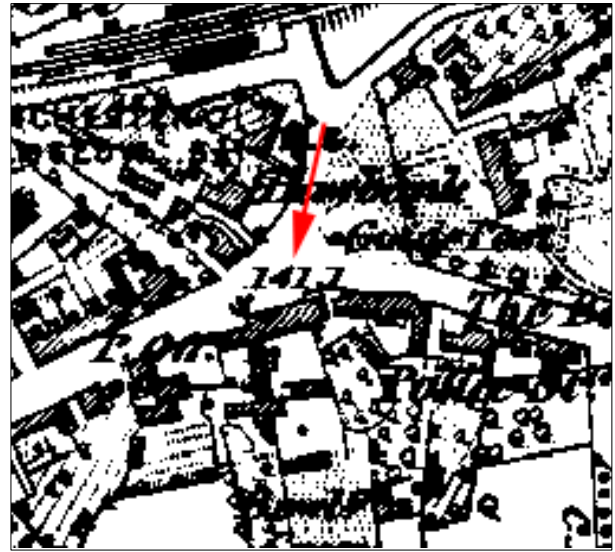


Fig 1: A historic map sequence for the George and Dragon Hotel (arrowed). Clockwise from top left: the Cheadle Bulkeley tithe map of 1846 (CRO EDT 90/2); OS Cheshire First Edition Six Inch map, Sheet 19, surveyed 1875, published 1882; OS Cheshire 2500 Series, 1910 Edition Sheet 19.2, surveyed 1907, published 1910; OS 1:10000 Series, revised 2002.

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Fig 2: The northern elevation of George & Dragon Hotel.



Fig 3: The southern elevation of George & Dragon Hotel.



Fig 4: The single-storey south-western wing of the George & Dragon Hotel.



Fig 5: The south-western wing of the George & Dragon Hotel showing the blocked openings. The blocked window on the left will be knocked through.

Fig 6: George & Dragon Hotel GF6 looking at the lobby doors which will be replaced.



Fig 7: George & Dragon Hotel GF6 looking at the southern wall into the toilet area (GF9) which will be knocked through.





Fig 8: George & Dragon Hotel GF1, looking east towards the eastern fireplace.



Fig 9: George & Dragon Hotel GF1, showing the eastern fireplace bay with to the left (north) the north-eastern entrance. This is intended to be the site of a new staircase which will involve the removal of the fireplace.

Fig 10: George & Dragon Hotel GF1 showing the, rear of the north-eastern entrance. The new staircase will be to the right and this doorway will be blocked.



Fig 11: George & Dragon Hotel GF10 looking into room GF9 where a new doorway for a disabled toilet will be made giving access to lobby GF6.





Fig 12: George & Dragon Hotel room FF6 looking eastward towards room FF7 and the site of the new staircase behind the inserted fireplace.



Fig 13: George & Dragon Hotel room FF7 looking north the window where the new staircase will be inserted.



Fig 14: George & Dragon Hotel room FF7 looking south.



Fig 15: George & Dragon Hotel room FF6 looking at the inscription on the re-used purlin, dated '1741', above the fireplace.



Fig16: George & Dragon Hotel FF1 looking southwards up the Georgian-period staircase to the second floor.

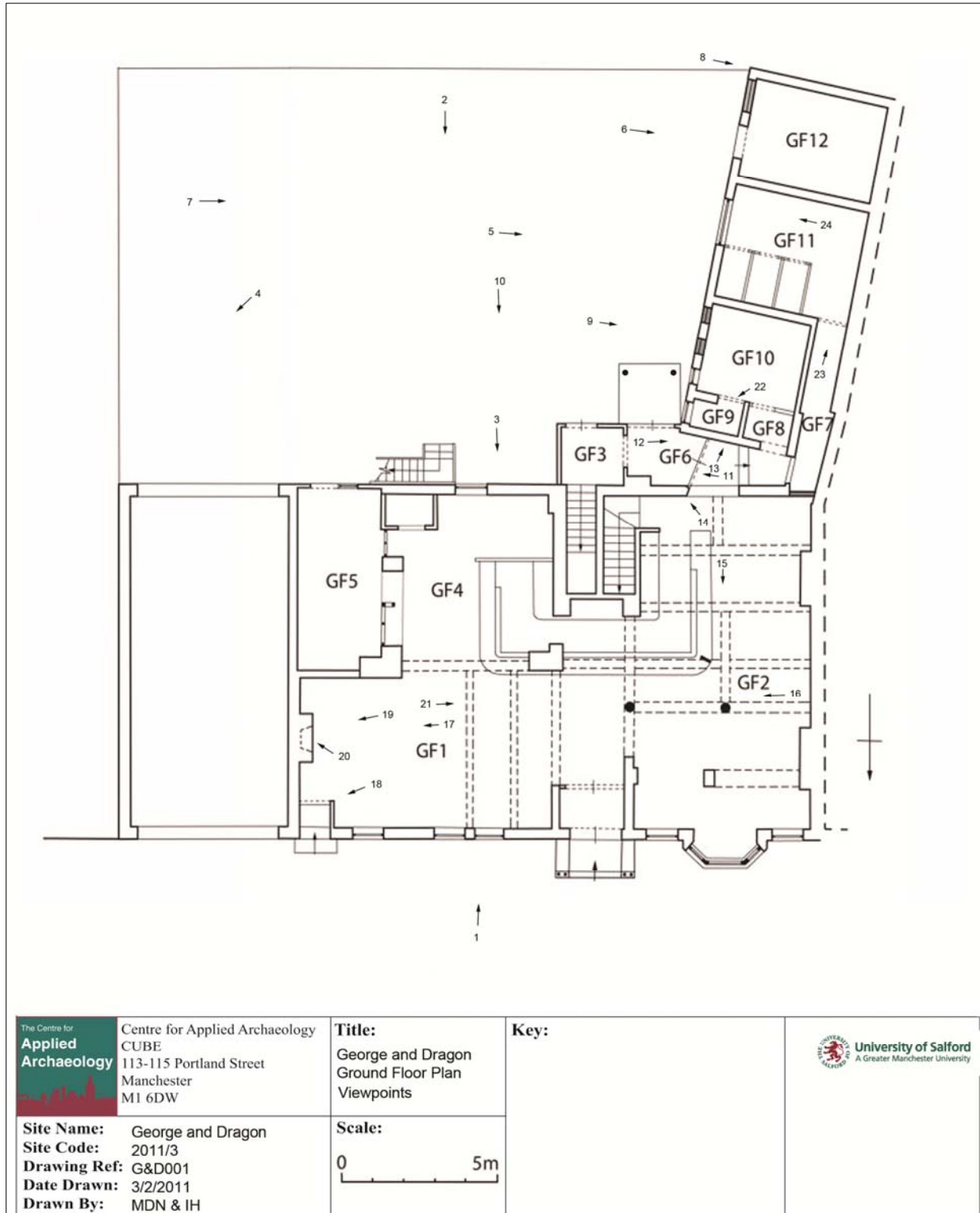


Fig 17: George & Dragon Hotel ground floor plan showing the photographic viewpoints for the current survey and room designations.

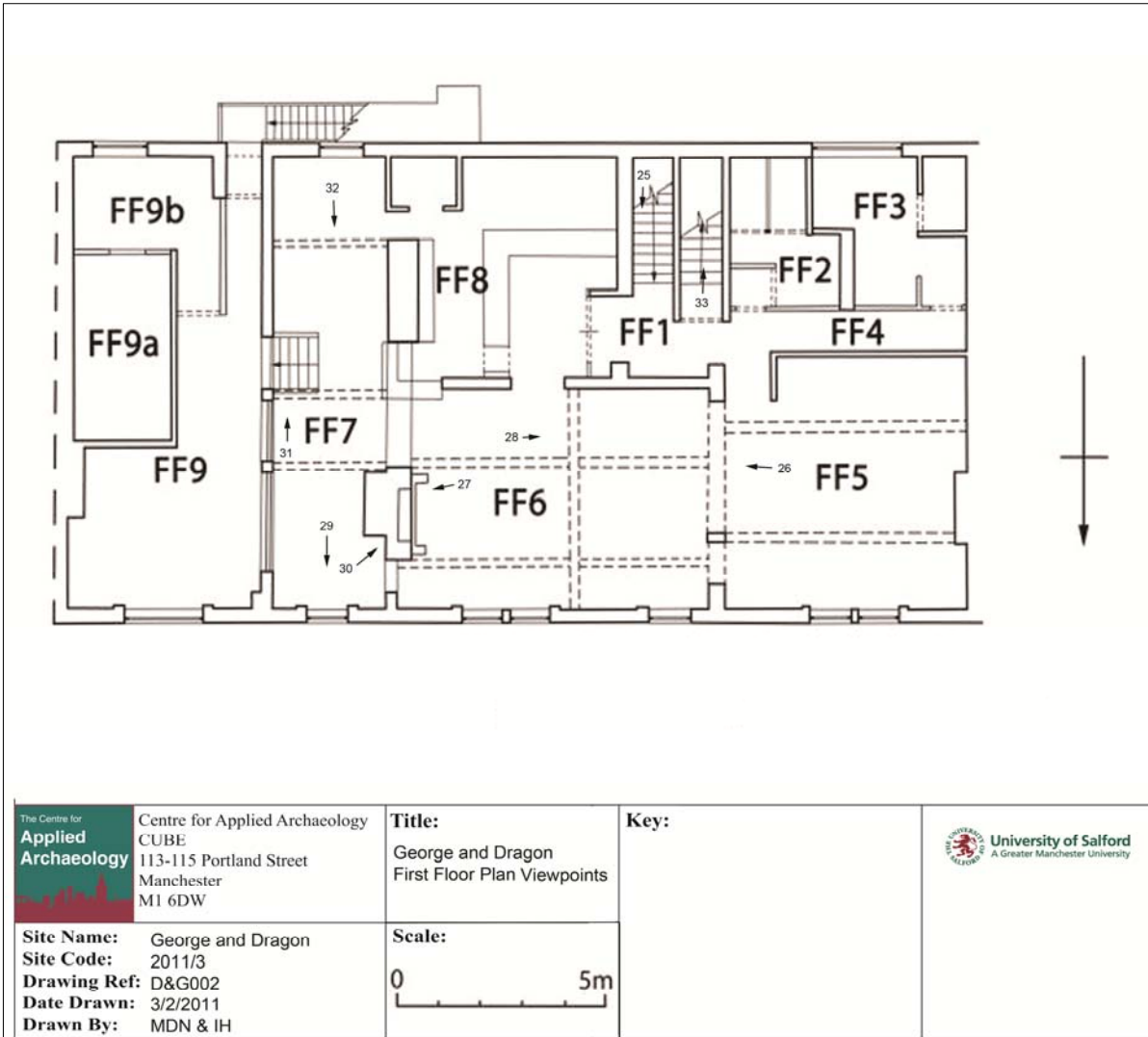


Fig 18: George & Dragon Hotel first floor plan showing the photographic viewpoints for the current survey and room designations.