

THE BULL HOTEL,
99 MAIN ROAD,
HOCKLEY,
ESSEX

HISTORIC BUILDING RECORDING

ON BEHALF OF
GREENE KING



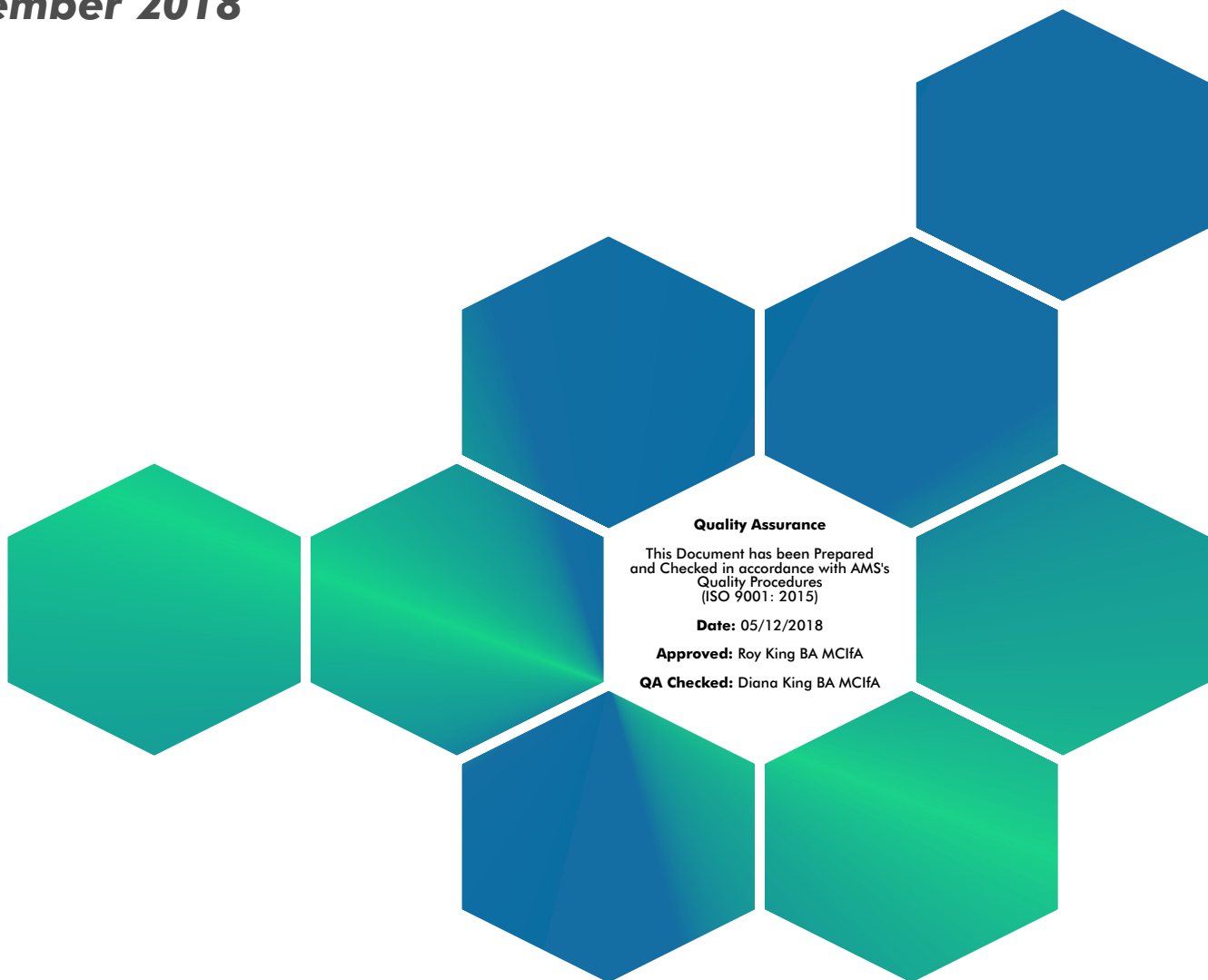
FOUNDATIONS HERITAGE

A DIVISION OF ARCHAEOLOGICAL MANAGEMENT SERVICES LTD

**THE BULL HOTEL,
99 MAIN ROAD,
HOCKLEY,
ESSEX, SS5 4RN**

NGR: TQ 8329 9241

**Report No. 1273
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Quality Assurance

This Document has been Prepared
and Checked in accordance with AMS's
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Approved: Roy King BA MCIfA

QA Checked: Diana King BA MCIfA



CONTENTS

List of Illustrations

Summary

Glossary

- 1 INTRODUCTION
- 2 PROJECT BACKGROUND
- 3 AIMS
- 4 METHODOLOGY
- 5 PLANNING LEGISLATION AND BACKGROUND
- 6 SITE LOCATION
- 7 HISTORICAL BACKGROUND
- 8 DESCRIPTION, OVERVIEW AND LAYOUT
- 9 CHRONOLOGY, FORM AND FUNCTION
- 10 ARCHIVE
- 11 BIBLIOGRAPHY
- 12 ACKNOWLEDGEMENTS

LIST OF ILLUSTRATIONS

- Figure 1: Site Location
- Figure 2: John Chapman and Peter Andre Map, 1777
- Figure 3: Tithe Map, 1840
- Figure 4: Ordnance Survey Map, 1874
- Figure 5: Ordnance Survey Map, 1897
- Figure 6: Ordnance Survey Map, 1922
- Figure 7: Ordnance Survey Map, 1939
- Figure 8: Ordnance Survey Map, 1955
- Figure 9: Ordnance Survey Map, 1960
- Figure 10: Ordnance Survey Map, 1967
- Figure 11: Ordnance Survey Map, 1972
- Figure 12: Ordnance Survey Map, 1993
- Figure 13: Extent of Survey Plan
- Figure 14: Measured Plans
- Figure 15: Measured Elevations, Front and Left
- Figure 16: Measured Elevations, Rear and Right
- Figure 17: Measured Sections A-A and B-B
- Figure 18: Measured Sections C-C, D-D and E-E
- Figure 19: Phase Plan
- Figure 20: Proposed Ground and First Floor Plans
- Figure 21: Proposed Roof Plan
- Figure 22: Proposed Re-instatement Elevations

PLATES

Plates 1-3	Photographic Survey and Historic Photographs
Plates 4-10	Photographic Survey
Plates 11-14	Photographic Survey
Plates 15-20	Photographic Survey
Plates 21-25	Photographic Survey
Plates 26-29	Photographic Survey
Plates 30-43	Photographic Survey
Plates 44-49	Photographic Survey
Plates 50-57	Photographic Survey
Plates 58-62	Photographic Survey
Plates 63-67	Photographic Survey

SUMMARY

On the 5th-6th November 2018 a Level 3 historic building recording exercise was undertaken at The Bull Hotel, 99 Main Road, Hockley, Essex, SS5 4RN (NGR: TQ 8329 9241). The project was commissioned by Stephen Vanner of LAP Architects and Interior Designers Ltd and undertaken on behalf of the landowner, Greene King.

The project was undertaken to record surviving elements of the historic fabric of the Bull Hotel, prior to proposed rebuilding and redevelopment of the site. The Bull Hotel is a grade II listed building that was partially destroyed by fire in April 2018,

The recording and analysis was undertaken by Diana King BA MCIfA the Principal Historic Building Consultant at Foundations Heritage, who has over 20 years' experience in the field.

The report details the project and legislative background and places the Bull Hotel in its historic context through assessment of available historic documentary and cartographic information followed by a detailed examination and assessment of the surviving historic fabric. The report comprises a factual record of the building's structure and is not intended to provide recommendations with regard to retention or methods of reconstruction.

The archive will be deposited with the Archaeological Data Service within 6 months of the issue of this report.

GLOSSARY OF ARCHAEOLOGICAL TERMS AND ABBREVIATIONS

Archaeology

For the purpose of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut-off point.

CBM

Ceramic building material.

Medieval

The period between the Norman Conquest (AD 1066) and *circa* AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site.

NGR

National Grid Reference from the Ordnance Survey Grid.

OD

Ordnance datum; used to express a given height above sea-level.

OS

Ordnance Survey.

Post-medieval

The period from c. AD 1500 onwards.

Romano-British

The period traditionally dated between AD 43 and *circa* AD 410.

1 INTRODUCTION

- 1.1 On the 5th-6th November 2018 Foundations Heritage undertook a level 3 historic building recording on The Bull Hotel, 99 Main Road, Hockley, Essex, SS5 4RN (NGR: TQ 8329 9241). The project was commissioned by Stephen Vanner of LAP Architects and Interior Designers Ltd and undertaken on behalf of the landowner, Greene King. The recording and analysis was undertaken by Diana King BA MCIFA the Principal Historic Building Consultant at Foundations Heritage, who has over 25 years' experience in the field.
- 1.2 The works were carried out in accordance with the *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings and Structures* issued by the Chartered Institute for Archaeologists, CIfA (2014) and a verbal brief from Tim Murphy, of the Historic Building and Conservation team at Essex County Council and with regard to relevant aspects of the *Guide to Conservation of Historic Buildings* (BS7913; IOSH 2013) and *Conservation Principles* (Historic England 2008). It also meets the requirements of a Historic England Level 3 building recording as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016).
- 1.3 The work was undertaken on the remains of the hotel following a fire on 4th August 2018, in advance of proposed re-building, in accordance with National Planning Policy Guidance 2018 (NPPF, 2018).
- 1.4 Archaeological building, investigation and recording (ABIR) can be defined as '*...a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, inter-tidal zone or underwater.*' (CIfA, 2014). This document presents the results of the building recording.
- 1.5 The report comprises a factual record of the building's structure and is not intended to provide recommendations with regard to retention or methods of reconstruction.

2 PROJECT BACKGROUND

- 2.1 In accordance with the *NPPF* (2018), the Historic Building and Conservation team at Essex County Council advised that a Historic England Level 3 building recording be undertaken on the historical remains of the Bull Hotel. Planning permission will be sought for the re-building of the structures which make up the hotel complex.
- 2.2 The Bull Public House was listed grade II in 1975 (UID 1147795). It reads as follows:

Public house. C17 or earlier with later alterations and additions. Timber framed and weatherboarded. Red plain tiled roof, outshot at rear. Off centre left and right external red brick chimney stacks. 2 storeys with single storey left lean-to and C20 right flat roofed extensions. Four 2 light casements, with glazing bars and shutters to first floor. Large central bulls head. Right and left angled bays and 2 central small paned vertically sliding shutters to ground floor. Right and left and central panelled doors with top lights. 2 casements to right extension.

- 2.3 There were a number of identified limitations to the survey as a result of the nature of the damage to the Bull Hotel, which meant that some areas and/or elements of the fabric were difficult to access and some key historic fabric had been completely destroyed.

3 AIMS

- 3.1 The aims of the ABIR were to ensure that the historic and architectural details of the existing complex was recorded for future reference and disseminated, as well as to seek to identify, analyse and interpret key features that might help explain the form, function and use of the structure; to identify features that might illustrate changes in function; and materials that have been reused from earlier structures; to place the complex within its setting.
- 3.2 These aims were to be achieved by the pursuit of the following specific objectives:
- i) to describe and characterise the nature of the complex of structures and to date them where possible;
 - ii) to define and analyse the development and uses of the structures;

4 METHODOLOGY

- 4.1 Following clearance of the burnt remains of the structures, the collection of surviving roof tiles and the stabilisation of the complex with scaffolding, an Historic England Level 3 survey of the historical structural remains took place. A measured survey of the structural remains was provided by the client. The plans, elevations and sections of the historic core of the complex were annotated on site with relevant historical detail. A photographic survey on the historic core of the complex was also undertaken. Building L was inaccessible at the time of the historical survey and the cellar was inaccessible due to health and safety issues.
- 4.2 The photographic survey included interior photographs as well as the main elevations of the complex (although these were covered with sheeting at the time

of the survey). The survey was using a digital 24.2-megapixel camera, with a 1m scale. Internal photography used long exposures and flash illumination where necessary. The Historic England *Digital Image Capture and File Storage: Guidelines for Best Practice* (2015) were adhered to throughout. A plan showing the number and direction of each photograph was completed. This work was carried out by a suitably trained and experienced archaeologist.

- 4.3 A visit to the Essex Record Office was undertaken on 6th November 2018 where a search of available mapping and secondary sources was completed. A Historical Environment Record (HER) search was also undertaken as part of the research into the site and historical mapping from Landmark Ltd was acquired.

5 PLANNING AND LEGISLATIVE BACKGROUND

- 5.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Relevant considerations are given below.

5.2 National Planning Policy and Guidance

5.2.1 National Planning Policy Framework, 2018

- 5.2.2 The National Planning Policy Framework was published in July 2018 replacing the earlier version (2012) as part of the Government's streamlining of the planning process.

- 5.2.3 Paragraph 184 states that: *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

- 5.2.4 Paragraph 185 states that: *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*
- 5.2.5 Paragraph 186 states that: *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*
- 5.2.6 Paragraph 187 states that: *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*
- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*
- 5.2.7 Paragraph 188 states that: *Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.*
- 5.2.8 Paragraph 189 states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
- 5.2.9 Paragraph 190 states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

5.2.10 Paragraph 191 states that: *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

5.2.11 Paragraph 192 states that: *In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.2.12 Paragraph 193 states that: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

5.2.13 Paragraph 194 states that: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*.*

** Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

5.2.14 Paragraph 195 states that: *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 5.2.15 Paragraph 196 states that: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
- 5.2.16 Paragraph 197 states that: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 5.2.17 Paragraph 198 states that: *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
- 5.2.18 Paragraph 199 states that: *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
- 5.2.19 Paragraph 200 states that: *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*
- 5.2.20 Paragraph 202 states that: *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*
- 5.2.21 The NPPF further notes the irreplaceability of heritage assets and states that local planning authorities should take account of the desirability of sustaining and

enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness

5.3 [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

5.3.1 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to be of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process. The appropriate consideration of these assets within the planning process is reflected in the provisions of NPPF.

5.4 [Local Planning Policy](#)

5.4.1 The Local Authority for planning is Rochford District Council. The District is in the process of preparing a new Local Plan but until that time it continues to rely on a number of adopted policy documents developed under the Local Development Framework system that has now been replaced by the Localism Act (2011). Relevant documents with regard to this study include the Core Strategy (adopted December 2011) and the Development Management Plan (adopted December 2014), which both include policies relevant to the historic environment.

5.4.2 The Core Strategy contains Policy ENV1 – Protection and Enhancement of the Natural Landscape and Habitats and the Protection of Historical and Archaeological Sites, which states inter alia: *The Council will also protect landscapes of historical and archaeological interest.*

5.4.3 The Development Management Plan contains Policy DM1 – Design of New Developments which states inter alia: *The design of new developments should promote the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity, without discouraging originality, innovation or initiative. The design and layout of proposed developments must demonstrate that the following have been carefully considered and addressed within the proposal:*

(viii) Impact on the natural environment including sites of nature conservation importance, and on the historic environment including Conservation Areas and Listed Buildings, archaeological sites and the wider historic landscape;

5.4.4 The Hockley Area Action Plan (adopted February 2014) contains no relevant policies with regard to heritage.

- 5.4.5 Rochford District Council also has a number of supplementary planning guidance documents (SPGs), none of which are relevant to the current proposals.

6 SITE LOCATION

- 6.1 The Bull is situated at NGR TQ 8329 9241 (Figure 1) within the village of Hockley on the southern side of Main Road, onto which it faces. Hockley lies 12 km northeast of Southend-on-Sea and 20km southwest of Chelmsford, between Raleigh and Rochford. Historically it is within Rochford Hundred.

7 HISTORICAL BACKGROUND

- 7.1 A search of the Essex County Historic Environment Record was undertaken to place the site in its historic and archaeological context.
- 7.2 There are 10 findspots ranging in date from the Mesolithic period to the Bronze Age within 1km of the site area, including flint scrapers, two arrowheads and the blade end of a socketed axe. Slightly further afield, Plumberow Mount, a probable Bronze Age tumulus excavated in 1913 is located approximately 1.6km to the north. Roman activity in the study area is sparse and consists only of two coins recovered from Hockley Wood and Hawkwell respectively.
- 7.3 There are no known findspots or features relating to the earlier Anglo-Saxon period, although a settlement may be postulated. The first evidence for a later Saxon settlement is given in a charter of King Eadred dated 946, wherein *Hoccanleague* was granted to Eawynne. The Domesday Survey of 1086 records Hockley as *Hocheleia* or *Hacheleia*, which has been translated by Watts from Old English as *hocc leah* meaning ‘mallow wood/clearing’ or a personal name *Hocca* (Kemble, 2016). It appears in three entries within the Domesday Book, with the greatest part (7.5 geld units) held by St. Mary of Barking, who had held the same estate prior to the Conquest. A smaller area of 1.3 geld units was held by Godebold and Odo and an area of 1 geld unit was held by Payne; both of these smaller units being held from Swein of Essex as the tenant-in-chief.
- 7.4 The original medieval centre of Hockley may lie around the Church of St Peter and St Paul, a 13th century or earlier structure situated 1.2km to the northwest of the Bull Hotel and it is possible, though not certain, that this would also represent the site of any later Saxon estate core that may have developed with the nucleation of villages from dispersed hamlets and family groupings, although such nucleation in general is not a significant feature in Essex and no formal medieval ‘core’ beyond the likelihood of the typical juxtaposition of the church and manor house should be assumed. Medieval pottery has also been recovered from close to Hockley Hall, which is located near to the church to the north of the Bull Hotel.

- 7.5 There is considerably greater evidence for the Post-medieval period; a grade II listed 16th century timber-framed house is known at 9 Hever Close and a roughly contemporary tile kiln was found in Folly Lane in 1936. Other 16th-17th century finds include a pipe bowl from east of Maryland Wood. The Bull Hotel itself a grade II listed building dates from the 17th century and is located on the Main Road, which was an important route during this period and earlier and became a toll road during the 19th century. The Bull appears to have been constructed as an Inn to service traffic along this route. It is broadly contemporary with the grade II listed Hockley Hall, which is located close to the church retaining, or at least echoing, the medieval link between manor and church.
- 7.6 The 18th-19th century is, unsurprisingly, the best represented period in the vicinity of the site; including the grade II listed Rose Cottage to the west and Bay Tree Cottage to the east and a grade II listed milestone approximately 160m to the east of the Bull on Main Road. Two brickworks; Peach's Brickworks and the later Hockley Brickworks are also recorded. Hockley Spa was established in 1843 in an attempt to popularise the town and lead to a temporary though ultimately unsuccessful high point in its profile. The pump rooms for the spa survive between the Main Road and the railway and are listed grade II. The extension of the railway from London to Southend-on-Sea also impacted on Hockley when trains began stopping there in 1889, resulting in significant residential growth.
- 7.7 There are two records relating to the modern period in the form of a now-destroyed ammunition shelter on Woodlands Road and a signpost opposite the spa Hotel.
- 7.8 A single archaeological event is recorded on the HER in the form of a trial trenching evaluation at Bullwood Hall which revealed no features but resulted in the recovery of a single prehistoric flint scraper.
- 7.9 The Bull Hotel also lies immediately to the north of the Upper Roach Valley; this area, which contains Hockley Wood, was designated as an Ancient Landscape by Essex County Council in 1992 and in the Rochford District Replacement Local Plan in 2006.

8 DESCRIPTION, OVERVIEW AND LAYOUT

- 8.1 For the purposes of this report, the structure will be described from left to right/front to rear/ground floor to first floor as the usual mode of circulation was destroyed by the fire and then limited by the re-stabilisation of the structure using scaffolding. The external elevations of the building were covered by sheeting at the time of the survey (Plate 1). Following discussion with the conservation office, Tim Murphy, it was decided to continue with the survey as the building was presented at the time. The 'Rooms' referred to within the text below are located on plan (Figure 13) and sections (Figures 17 and 18). This report will

describe each 'room' in turn and then give an overview of the external appearance of the complex. Historic mapping is shown on Figures 2-12.

Ground Floor

8.2 Room A

8.2.1 According to map evidence this single storey extension to the Bull was built between 1922 and 1939 (Figures 6 and 7) but is not illustrated on historic photographs dating to a few years after 1910 (Plate 2) or on a 1925 photograph (Plate 3). Although this extension does not form part of the historic core of the complex, it was recorded.

8.2.2 A rectangular single-storey extension (Plates 4 and 5) to left of the main core of the Bull, it has a single pitched timber roof on an east-west (right-left) axis. The truss type appears to be a raking queen strut (Plate 6). The roof timbers were badly burnt, but seemed to be nailed to the ridge piece, indicating a date later than c. 1800. The ceiling was plasterboard. The ceiling joists comprise soft wood, as seen in the rear half of the room which was partially burnt away, and blackened 'exposed' ceiling beams had been inserted to give a sense of age, in-keeping with the historic core of the building. The floor comprises small, square red tiles with concrete levelling over in places. The walls are wood panelled to paint-rail height with plaster above and a modern skirt. Two fixed windows are present within the room to front (four panes) and left (six panes), which have wooden frames and sills and look to be a mid-20th century date. There is a wide opening to the main core of the Bull to right which has 'distressed' uprights and a softwood beam (Plate 7).

8.3 Room B

8.3.1 This room forms, along with Rooms D and E to its right, the core of the original ground floor of the Bull (Plate 8). The ceiling has been badly damaged - the rear section is missing - but the fire damage exposed lath and plaster work attached to the joists. The walls are wood panelled to dado height, the skirting missing, and lime plaster to ceiling height. The wall to right is dominated by the chimney stack, which may have had a fireplace on the side facing into the room. The stack has a deep aperture to the rear which is heavily plastered. There is a half-glazed panel to the front of the stack which blocks access to Room C at this point. This is a modern insertion.

8.3.2 To front are a door and a bay window (Plate 9). It is likely that the bay window (Plate 10) was a later addition, map evidence suggesting between 1840 and 1874. The windows are vertical-sliding horned sash windows. The central window has 20 panes and the side windows have eight panes. The window glass includes a number of panes with crown glass but it is unlikely that the glass is of mid-19th

century date, but more recent. The half-glazed wooden panelled door to front has four glass panes and is probably a modern fire door.

- 8.3.3 The floorboards to front are missing and the floor to rear has hardboard over the joists which had been covered in carpet. The exposed joists have some modern repair work in amongst older timbers. Under the joists is a mid brown gritty sand with inclusions of small fragments of CBM and a cavity to the left contained what looked to be made ground including finds of small glass shards, small CBM fragments and a degraded conker.

8.4 Room C

- 8.4.1 This section of the Bull is a later structure attached to the rear of the original core of the building between 1874 and 1897 (Plate 11, Figures 4 and 5). It now forms a single space with Room B. A horizontal ceiling beam marks the position of the original rear wall of the Bull, although there is now some modern repair in amongst earlier timbers, which look themselves to be re-used (Plate 12). The roof and ceiling of this structure have burnt away, although there are some peripheral indications that the ceiling was lath and plaster. The ceiling looks to have been a little higher than the ceiling in Room B. The wooden panelling on the walls of Room B continues into Room C, and there is plaster above the panelling from dado height to ceiling height. The skirting is the same as that in Room A.
- 8.4.2 To the rear is a 20-pane fixed window with ovolo glazing bars and frame of a similar style to the windows in Rooms A and B (Plate 13) which may be contemporary with the construction of the room. All the panes are smashed. A door opening in the rear wall has architrave which appears to post-date the wall panelling and the door is missing. The floorboards have survived the fire and measure 0.15m in width.
- 8.4.3 Beneath this room and partly beneath Room B is a cellar which is accessed via a metal hatch outside the rear wall of Room C. Its position and extent suggest it was excavated at the time Room C was erected. It has stone steps, concrete rendered walls, a modern wooden handrail, and a concrete floor (Plate 14).

8.5 Room D

- 8.5.1 This room forms the central ground floor section of the original core of the Bull and is positioned between Rooms B and E (Plate 15). The main bar was partly located here (extending through Rooms J and K towards the rear of the building), which is no longer present. The area is open, with a few divisions made by open timber stud work, so that Rooms D, E, J and K all create a continuous space.
- 8.5.2 The ceiling joists are exposed but it is clear they were covered in lath and plaster. They are supported on two horizontal ceiling beams which have moulded arises (Plate 16). The beams would have been exposed and had been painted black. The

beam to left is supported on wall plates to front and rear and the ceiling joists are jointed into it (Plate 17). The beam to right, however, is supported on modern posts to front and rear and the joists rest atop the timber, overlapping side by side, indicating that this beam is not original (Plate 18). It could, however, be a reuse following repair or remodelling; the position of the beam could have been altered when the rear wall of the original core of the building was removed to make the layout of the area more open-plan. Although there is some modern repair, much of the ceiling seems to be contemporary with the 17th century build.

- 8.5.3 The wall to rear can be described in two halves. To left it is a modern stud wall, although there may be a timber in-filled wall behind the modern wall. To right the original rear wall has been removed and there is a single modern post in the gap, supporting the ceiling beam to right. The wall to left adjoins Room B and has a fireplace with a brick chimney stack. To the rear there are two steps up to Room B via an open doorway and a large sill up to a fixed 'door' to the front. The wall to right, leading to Room E, is open to rear and has reused wood posts to front to create a 'screen' effect as well as a section of timber frame with plaster infill set on a low brick plinth (Plate 19). The reused posts sit atop a modern concrete floor, but the brick plinth abuts the floor and is older. These all support what looks to be an original ceiling beam and it is jointed to a post in the rear/left corner of the room. The wall to front is plastered with a brick base.
- 8.5.4 The fireplace and hearth lie to centre of the wall to left (Plate 20). It has a wooden lintel with saw cut marks that seem to suggest a circular saw. The fireplace is plain red brick and the hearth is modern grey tiles with wood edging. The remainder of the chimney stack is plastered. It is possible the brick fire surround and lintel are not original features, especially considering that it is a match with the fireplace opposite (in Room E); the stack to right probably dates to between 1840 and 1874 (Figures 3 and 4).
- 8.5.5 Off-centre in the front wall is a half-light, wood-panelled double door, which is flanked by two windows in the upper half of the wall (Plate 16). Each door has six panes, two in each of 'crown glass'. The glazing bars are a simple 'square' design and could be 20th century in date. The windows are sash casements (although they appear fixed) with six clear glass (some of which are 'crown glass') separated by ovolo glazing bars, below three panes of leaded, stained glass set in patterns. There is a further single door in the front wall off-centre to right. This door is also half-light with six panes and wooden panels below. The panels and glazing bars match those of the double doors and the 'crown glass' panels and the plain glass also appear to be 20th century in date. The door fastenings comprise iron decorative back panel and an iron latch of the same design. There was no evidence available at the time of the survey to ascertain whether the openings in the front wall were contemporary with the structure, although the doors and windows themselves are a mixture of 19th-20th century date.

8.5.6 The floor comprises modern concrete 0.09m thick over earlier concrete and brick rubble 0.12m thick. This is, in turn, laid on a layer of fairly compact orange brown silt clay with patches of clay which seems clean and could represent a subsoil or the top of the natural substrate. In the front/left corner of the room earlier longwise joists are overlain by modern crosswise joists.

8.6 Room E

8.6.1 This room forms the right end of the original core of the ground floor of the Bull. As noted above, it now forms an open area with Rooms D, J and K. It also adjoins Room F and passageway H which links the main building to the barn.

8.6.2 The lath and plaster ceiling is a continuation of that in Room D (Plate 21). The ceiling joists, some of which are original and some are modern replacements, are jointed to a central, horizontal ceiling beam, which is central to the room. The ceiling beam, blackened and intended to be exposed, is also aligned to centre of the window embrasure in the front wall.

8.6.3 The original wall to rear (Plate 22) is no longer extant, although a section of open timber panelling is present. The struts and the passing diagonal brace of a similar width seem original (although one is a modern replacement) and show markings of lath and plaster. The struts are jointed into beams above and below. The timbers have external carpenters' marks. The lower wood support stands upon at least three courses of brick. To right of the studwork, in the rear right corner of the room, there is a broad timber threshold measuring 0.2m wide, indicating a former rear opening. The wall to right, plastered and painted, contains two doorways and a fireplace. The wall to front is also plastered and sits on a brick plinth.

8.6.4 A passageway leads from the right of Room E to the barn, Room I. The external wall of the original core of the Bull was removed at this point to create a doorway to the barn between 1939 and 1955, according to map evidence (Figures 7 and 8). The wall plate above the doorway retains peg holes for the removed wall timbers, although the timber post to rear of the doorway is modern. The doorway which leads to Room F is also a modern insert, but the wallplate above the opening is, again, the original 17th century timber. This doorway was also made between 1939 and 1955 (Figures 7 and 8). Plate 23.

8.6.5 The fireplace (Plate 24) in the wall to right is almost identical in appearance to that in Room D, which is opposite. The stack, however, is probably an end stack inserted between 1840 and 1874 (Figures 3 and 4), according to map evidence.

8.6.6 The bay window (Plate 25) in the front wall is a pair to the one in Room B, despite the lack of wood panelling around it, and is also likely to be a mid to late-19th century insert.

8.6.7 The floor comprises horizontal timbers on a sandy layer, over which are front to rear joists which presumably had floor boards nailed to them.

8.7 Rooms F and G (Plates 26 and 27)

8.7.1 These rooms were inserted when the inn and the 'barn' (Room I) were joined, which was between 1939 and 1955 (Figures 7 and 8). A hole in the timber frame of the inn was created to access Room F. These rooms have tiled walls and concrete flooring, although there are some tiles on the floor of Room G. The ceilings in both are plastered. Room F is a washroom with a large porcelain sink and a two-light casement window to front with frosted glass, top opening, in a wood frame. Room G appears to be a store cupboard with a single light fixed window with frosted glass to right.

8.8 Passageway H (Plates 28 and 29)

8.8.1 This is an inserted passageway between the inn and the 'barn' between 1939 and 1955, according to Ordnance Survey mapping (Figures 7 and 8). The walls and ceiling are plastered and painted with some exposed timbers. With the exception of the wall plates to Room E and Room I, it is presumed that the timbers are reused. The floor is concrete and there are three concrete steps down into Room I.

8.9 Room I, the 'barn'

8.9.1 The earliest mapping available, Chapman and Andre 1777 (Figure 2), shows this structure as separate from the Bull. Ordnance Survey mapping indicates that the two structures remained separate until they were connected at some point between 1939 and 1955 (Figures 7 and 8), via Passageway H and in-fill rooms F and G.

8.9.2 The structure is aligned approximately north-south, is single storey and has three bays and a brick well to front (Plates 30-32). The open truss appears to be a variant of a raking queen strut (Plate 33) with a later aisle added to right. The truss has been altered throughout with little original remaining fabric, but especially to rear (Plate 34), presumably when the aisle and fireplace were added.

8.9.3 The truss can be described thusly. Tie beams are supported on two timber posts with brick bases present to the original centre of the building, which in turn support a very low (head-height), central spine beam. The central timber posts are late 19th-early 20th century scantling timbers with distressed arises to give the impression of age (Plate 30). The tie beam to front is a similar date, although the tie beam to rear is an older timber with chamfered arises and a side-axed finish and could be a re-used 17th timber. Cross beams are present within the end walls on which the spine beams also rest upon. The spine beam is in two sections; a single beam within the first two bays and a second beam in the rear bay (Plate 35). The spine beams support two sets of 'V' struts jointed to clasped purlins; the

- original purlins are missing in the rear bay, but a 'v-shaped' cut-out in the timber in the rear wall shows the position of the original purlin (Plate 36).
- 8.9.4 The aisle with a mixture of 19th/20th century timbers and older re-used timbers is supported with raking posts braced against a dwarf brick wall. The aisle may be a fairly modern addition to the structure, indicated not only by the modern roof and the mixture of timbers, but by the intrusion of the longitudinal beam, which lies roughly along the line of the original right wall of the structure, into the fireplace (Plate 37), which is also probably a mid-late 20th century addition. A photograph dating to a few years after c.1910 shows the building before the aisle was added (Plate 2).
- 8.9.5 The roof is a modern replacement with plasterboard and insulation in-filling. The rafters to right (Plate 38) are modern and to left (Plate 39) modern rafters are nailed to the outside edges of late 19thearly/20th century rafters. To right 19th/20th century rafters 'float' below the ceiling level and rest on a longitudinal timber supported by posts.
- 8.9.6 The walls are all wood panelled to dado height, excepting to left of the fireplace. The walls to rear and left (Plate 40) have timber and plaster infill above the panelling. There are some genuinely older timbers, probably 17th century in date, in the rear wall and possibly also in the wall to left. The infill, however, certainly to the rear where it is exposed, is modern plasterboard and insulation. The wall to right is probably a mid-late 20th century construction. The wall to front is timber with later brick infill above panelling and below the wall plate. Above the wall plate is timber with plaster infill. It is possible the timbers in this wall are original. The red brick is set in Flemish bond with thick joints re-pointed with a cementitious mortar. The floor of the structure is modern concrete.
- 8.9.7 The window to front (Plate 41) has replaced double doors which are visible on a photograph of a few years after c. 1910 (Plate 2). The casement window has four lights, six panes per light. The flanking lights open and have iron fittings. The style of the window suggests a mid-20th century date. There is an opening in the rear wall styled as a door, but which appears to be fixed. This is a modern insert.
- 8.9.8 The large brick fireplace set into the rear wall is a feature of the room (Plate 42). It has a thick wood lintel, herringbone pattern on the 'pilasters' and two asymmetrical blind, arched niches above. The hearth is stone. The fire would have vented out through a flue in the rear wall and a modern one is still present. It appears to pre-date the aisle, considering how the longitudinal beam of the aisle structure penetrates the brickwork of the fireplace. However, there are a number of indications that the fireplace may post-date the aisle. Map evidence suggests that the barn was extended to the rear between 1967 and 1972 (Figures 10 and 11), the rear bay of the truss has been altered and the style of the fireplace with a smaller niche to right to fit around a beam, all indicate a late 20th century date.

However, there do appear to be 17th century timbers in the rear wall above the fireplace, which casts doubt on a late 20th century date.

- 8.9.9 The well (Plate 43) is built of bricks dissimilar to those in the front wall and the fireplace. The joints between the bricks are very wide and comprise a beige limestone mortar. The well has wooden covers which can be opened. It is possible that it pre-dates the barn structure, which could potentially have been built as a wash-house around the well, although this remains supposition.

8.10 Room J

- 8.10.1 This area forms, along with Room K, the extension of the Bull to the rear between 1840 and 1874, according to map evidence (Figures 3 and 4). It appears to have been constructed as a lean-to with a pitched roof against the rear of the core of the building, although no roof structure now remains. The rear wall currently comprises two modern brick pillars supporting RSJs and is open to the rear through-corridor which generally separates the historic core of the building from the modern structures of the Bull to its rear. Plates 44 and 45.
- 8.10.2 The wall to right (Plates 46 and 47) abuts Room I and extends to left at roof height to abut the rear right corner of Room EE. It is constructed of brown yellow brick set in Flemish bond with a reddish lime mortar. At ground level the internal face of the wall is covered with two layers of plaster, the outer a modern 'skim'. The wall to left, up which the staircase ran, comprises timber frame with lath and plaster infill supported on a wooden sill over at least four courses of red brick foundation (Plate 48). Above the timber frame, at a height of 1.7m and to roof height, the wall is red brick set in Stretcher bond with integral horizontal timbers every few courses (Plate 49). This wall is bonded to a modern breezeblock wall to front and a modern brick wall to rear.
- 8.10.3 The floor to left is modern concrete, a continuation of that in Room D. A hole where the staircase was removed reveals a compact sandy layer, possibly subsoil or natural ground, present at a depth of 0.27m below the modern concrete floor. Nine courses of brick to the rear of the 'hole' indicate the way in which the staircase was supported. To right and to the rear of Room E the floor is modern tiles to left, three wooden floorboards to centre and modern concrete to right. The timberboarding may suggest an earlier partition.

8.11 Room K

- 8.11.1 This room lies to the left of Room J and the staircase and was probably built at the same time as Room J, between 1840 and 1874. However, the roof has been destroyed by the fire and the walls internally are of modern construction, therefore no historic fabric remains.

8.12 Room L

- 8.12.1 This outhouse lies just to the southeast of the historic complex of the Bull. It was built between 1897 and 1922, according to map evidence (Figures 5 and 6). The structure was not accessible at the time of the survey, however it was possible to view some external features.
- 8.12.2 The roof, as viewed from first floor level, was constructed of modern timbers; the cladding had been removed. The front wall is built of red brick set in Flemish bond with two small casement windows typical of a c. 1900 date. The wall to right front is unpainted weatherboarding.

First Floor

- 8.13 The first floor of the historic core of the Bull comprises five rooms accessed via a corridor (AA) which occupies the central section of the rear of the first floor. The whole is very badly fire-damaged. The floors to AA and BB have been destroyed and all the exposed, remaining timbers are blackened.
- 8.14 The walls and ceilings comprise timber frame with lath and plaster (Plates 52-56). There are areas of modern repair amongst the older timbers (Plate 57). Although fire-damage has removed much of the evidence, passing braces appear to be a feature of wall construction (Plate 57). It is possible to see from areas of the ground floor that the floors are boarded. The floorboards to Room DD measure 0.21m in width, although some had been replaced with modern boards. The floorboards of Room FF measure 0.24m in width. All architrave and skirting is modern and no doors remain.
- 8.15 The truss (Plates 68-60) appeared to comprise a crown strut with purlin clasped around the collar, although the severe fire damage hampered interpretation; the measured survey has recorded the truss type as more like Room I, with 'V' struts to purlins supported on a collar (Section C-C, Figure 18). The pitched roof is on an east-west alignment and had been tiled. The style and timbers of the truss, although the evidence was much compromised, suggests it dates to 18th-19th century.
- 8.16 Each front room has a central window of the same type (Plate 61). The windows are two-light wood casements with three panes in each light, without a central mullion. The fittings are iron. The glass, where it remained, appeared to be modern and the windows are of likely 19th century date.
- 8.17 The front wall to Room BB (Plate 62) appears to comprise a modern stud wall, therefore, it is likely that Rooms BB and FF were originally a single space. The wall to left appears to have the same construction type, but this is presumably attached to the 17th century external framing.

8.18 Chimney Stacks

8.18.1 The historic core of the Bull has two red brick stacks set a-symmetrically. The stack to left (Plate 63) is a large structure with two flues and a single chimney pot. It provided heat to the rooms to left on the ground floor and the larger first floor room to left (CC). It is likely that the stack is contemporary with the building of the structure. The stack to right (Plate 64) is an end stack which services Rooms E and EE. Map evidence suggests that it may have been added to the complex between 1840 and 1874.

8.19 External Description

8.19.1 The Bull is depicted on photographs in *c.* 1910 and 1925 (Plates 2 and 3) as being weatherboarded in the local style and so it remains today. The boards are white painted and probably date to the latest renovation of the building complex (Plates 65-67).

9 CHRONOLOGY, FORM AND FUNCTION

9.1 Evidence indicates that the historic core of the Bull Inn; the two-storey, one room deep timber-framed structure and the adjacent single-storey timber-framed ‘barn’ were constructed in the 17th century, but have undergone a number of alterations and renovations. See Figure 19 for a phase plan. The Bull was constructed as an inn. The ‘barn’ may have originally operated as a washhouse.

9.2 Some original timber-framing remains within the core of the Bull, namely parts of the front and side walls, possibly the exposed section to the rear of Room E, the remains of the ceiling, the chimney stack to left, and much of the timber-framing on the first floor, as well as the first-floor window openings. It is unclear which of the ground floor front openings are original due to later remodelling and the weatherboarding. It is presumed that the original staircase was external and to the rear, but that this was covered when the Bull was extended to the rear in the early to mid-19th century. Significant remodelling occurred between 1840 and 1874 when the bay windows and possibly the end stack were added. It is presumed that the front of the Bull was also remodelled at this time, possibly with the insertion of new openings along the frontage. Room C was probably added *c.* 1900 along with the cellar. In the mid-20th century the Bull was conjoined to the ‘barn’ and Room A was added. The interior, the wood panelling, skirting, fixtures and fittings, all appear to be of modern date, as is the external weatherboarding.

9.3 It is supposed that the well pre-dates Room I. There may be 17th century sections of the structure remaining, although much of the original material seems to have been removed during remodelling of the truss, probably in the late 19th to early 20th century, considering the timbers present in the building. Mid to late 20th century remodelling has taken place in the form of an aisle to right and a fireplace to the rear, as well as replacement of the front double doors with a window. The

brickwork present in the front, rear and right walls is also likely to date to this period. There are possibly 17th century timbers in the rear wall, but the wall may have been moved and the timbers re-used. There may also be 17th century timbers in the wall to left and upper front wall, although this is uncertain. All of the timber infill that could be analysed was modern.

10 ARCHIVE

- 10.1 The archive is currently held at the offices of Foundations Archaeology and will be deposited within 6 months with the Archaeological Data Service.

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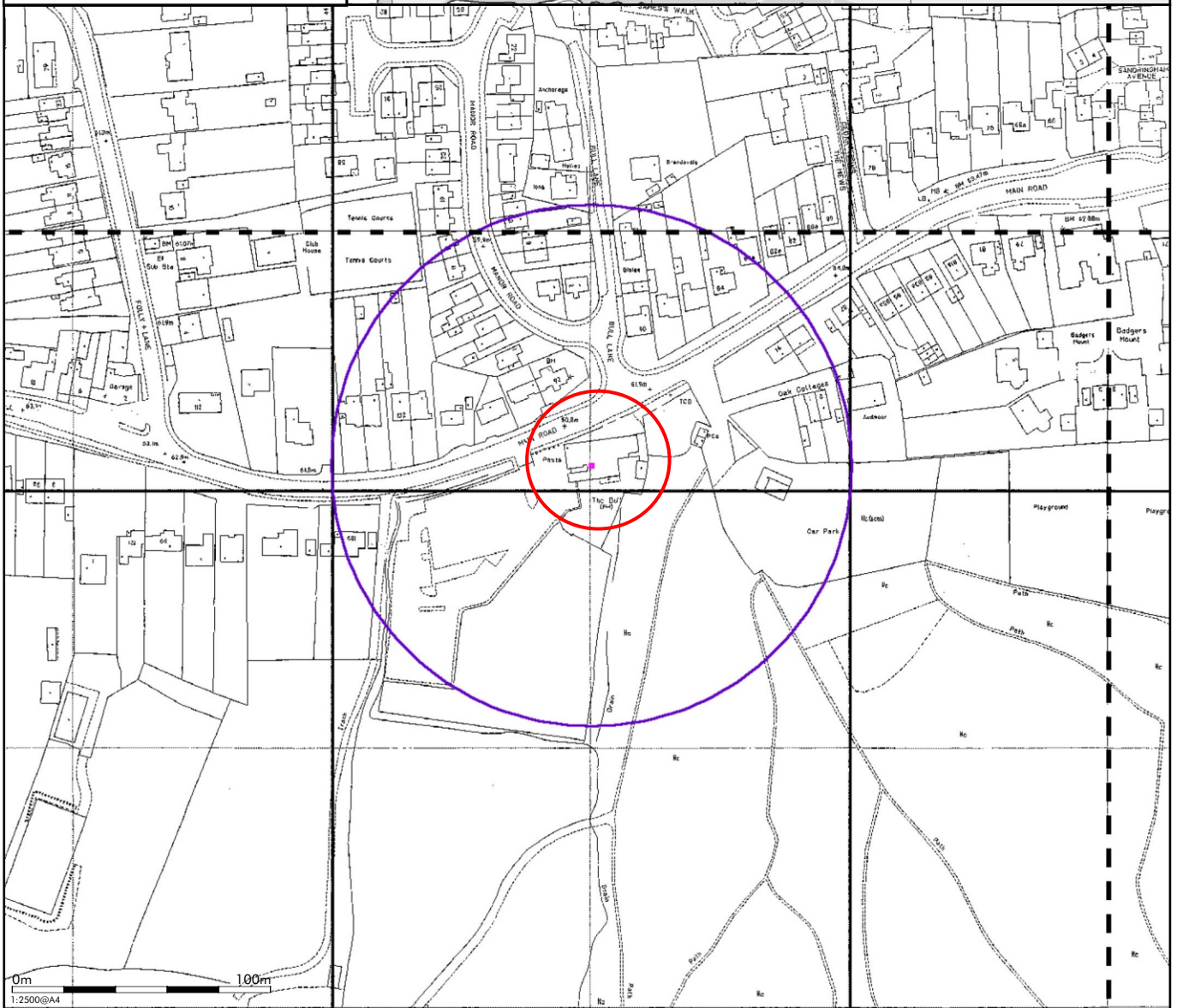
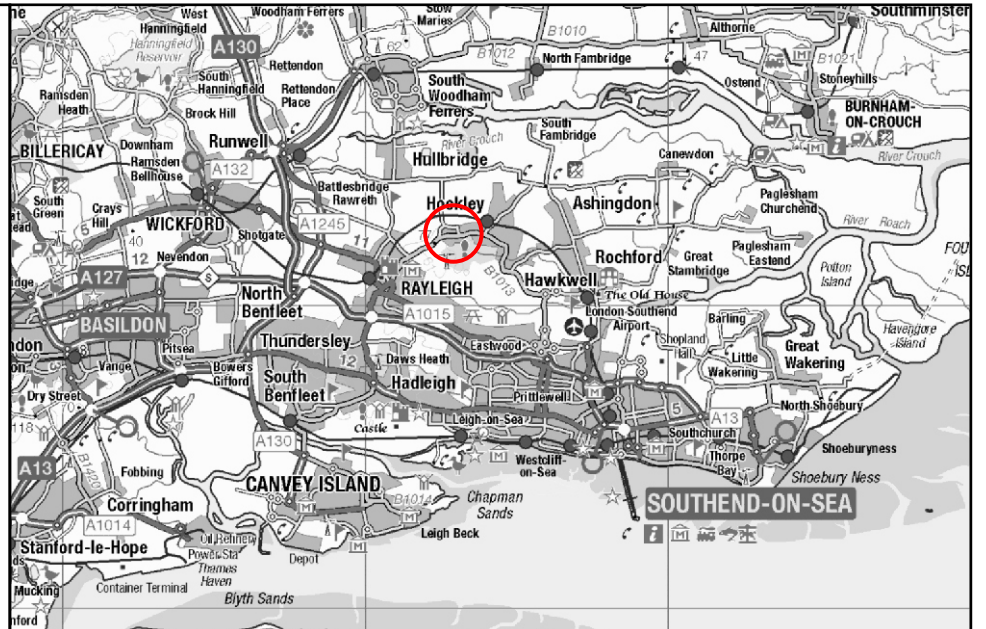
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12 ACKNOWLEDGEMENTS

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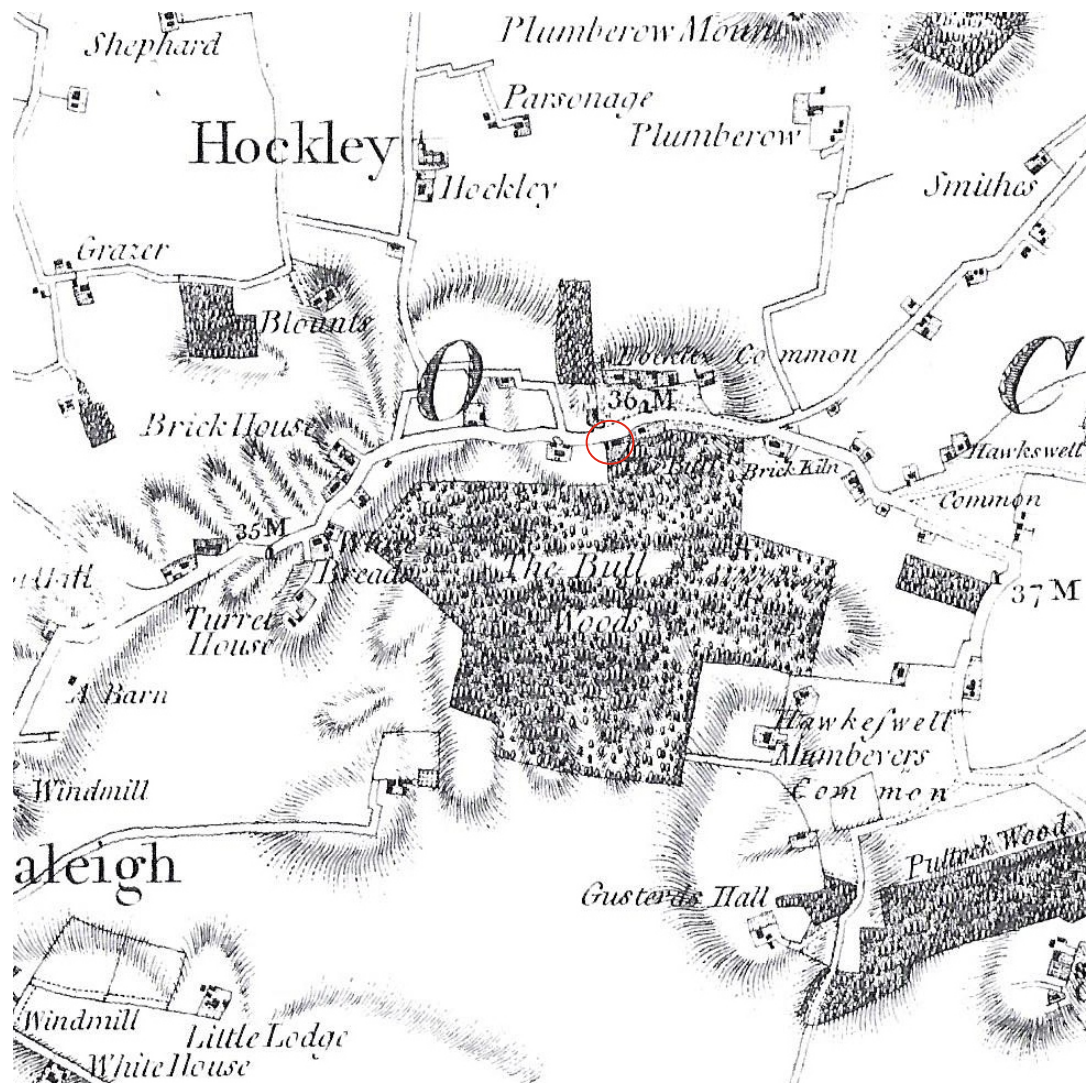
Site Location


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Figure 1:
Site Location



 Site Location
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Figure 2: John Chapman and Peter Andre Map, 1777.



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Figure 3: Tithe Map, 1840.

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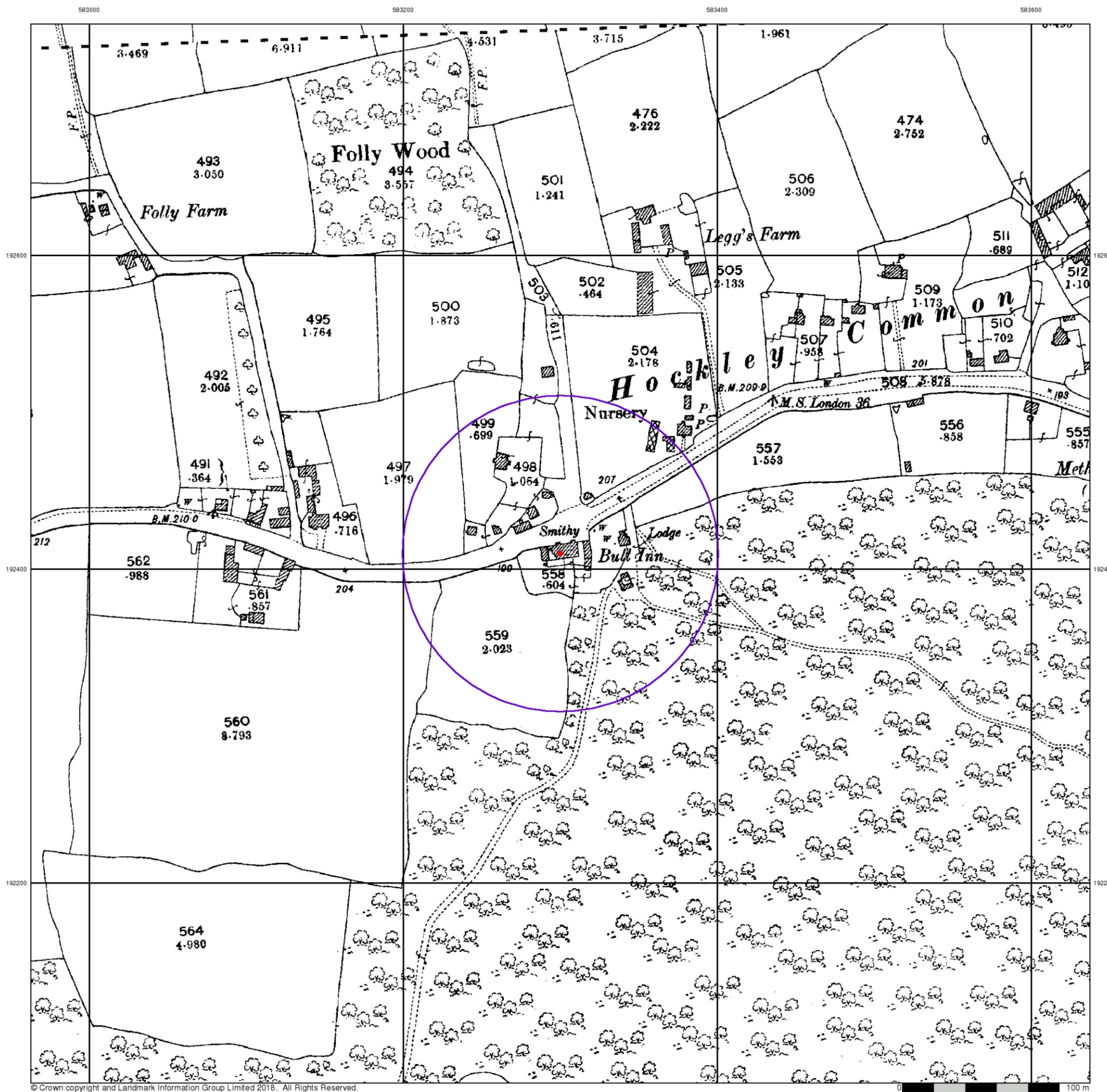
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Figure 5:
 Ordnance Survey Map, 1897.



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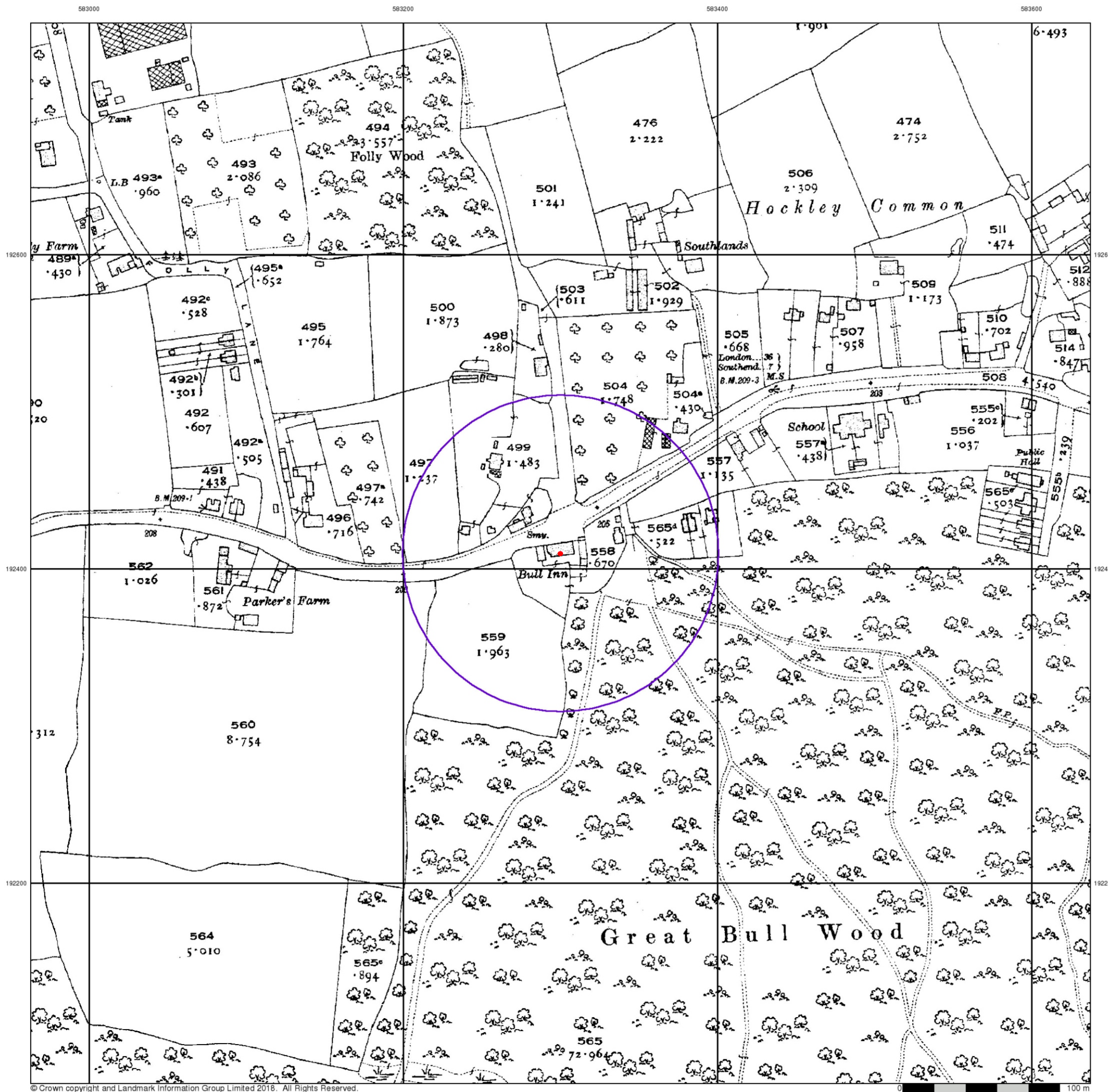
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Figure 6:
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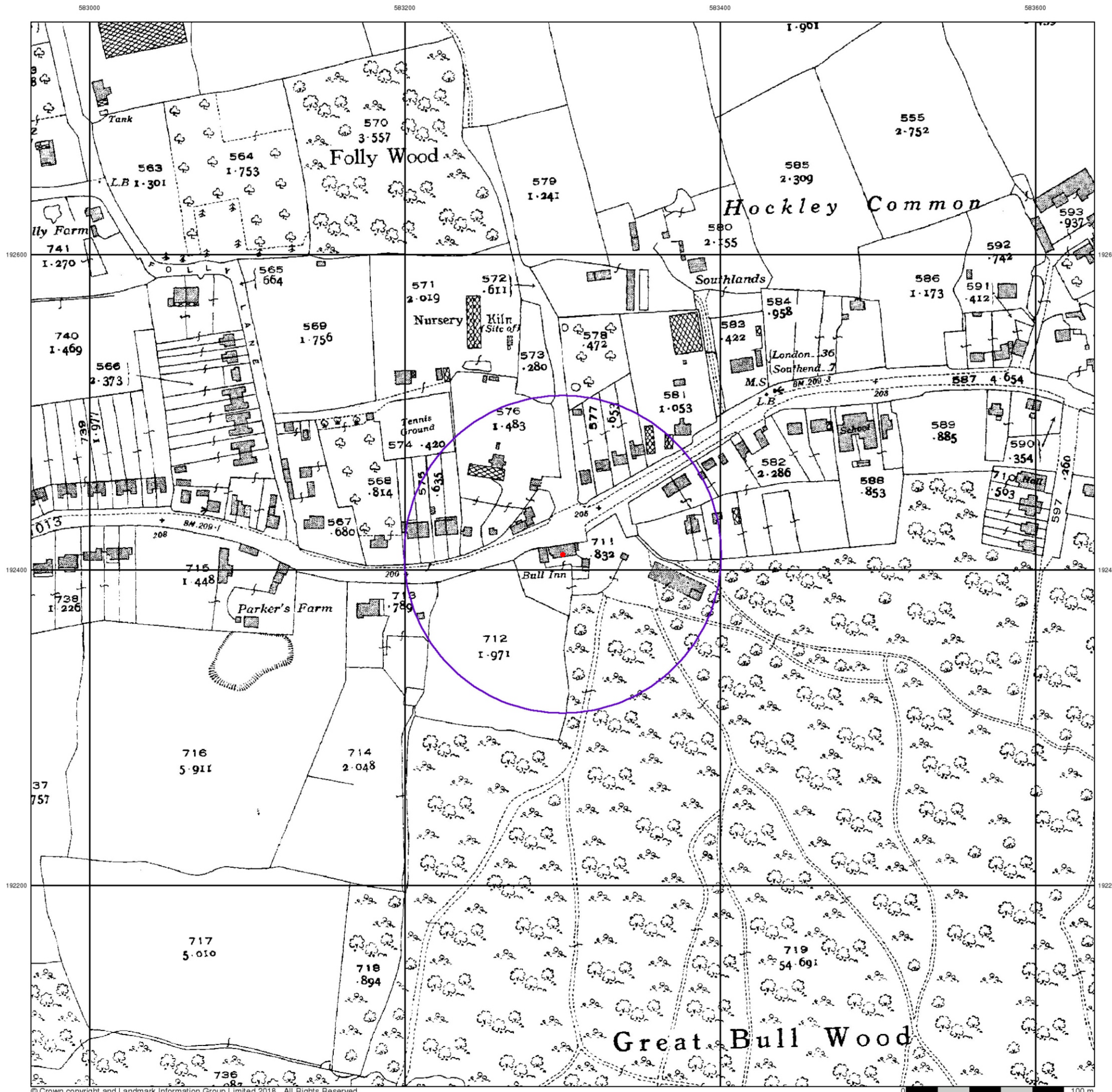
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Figure 7:
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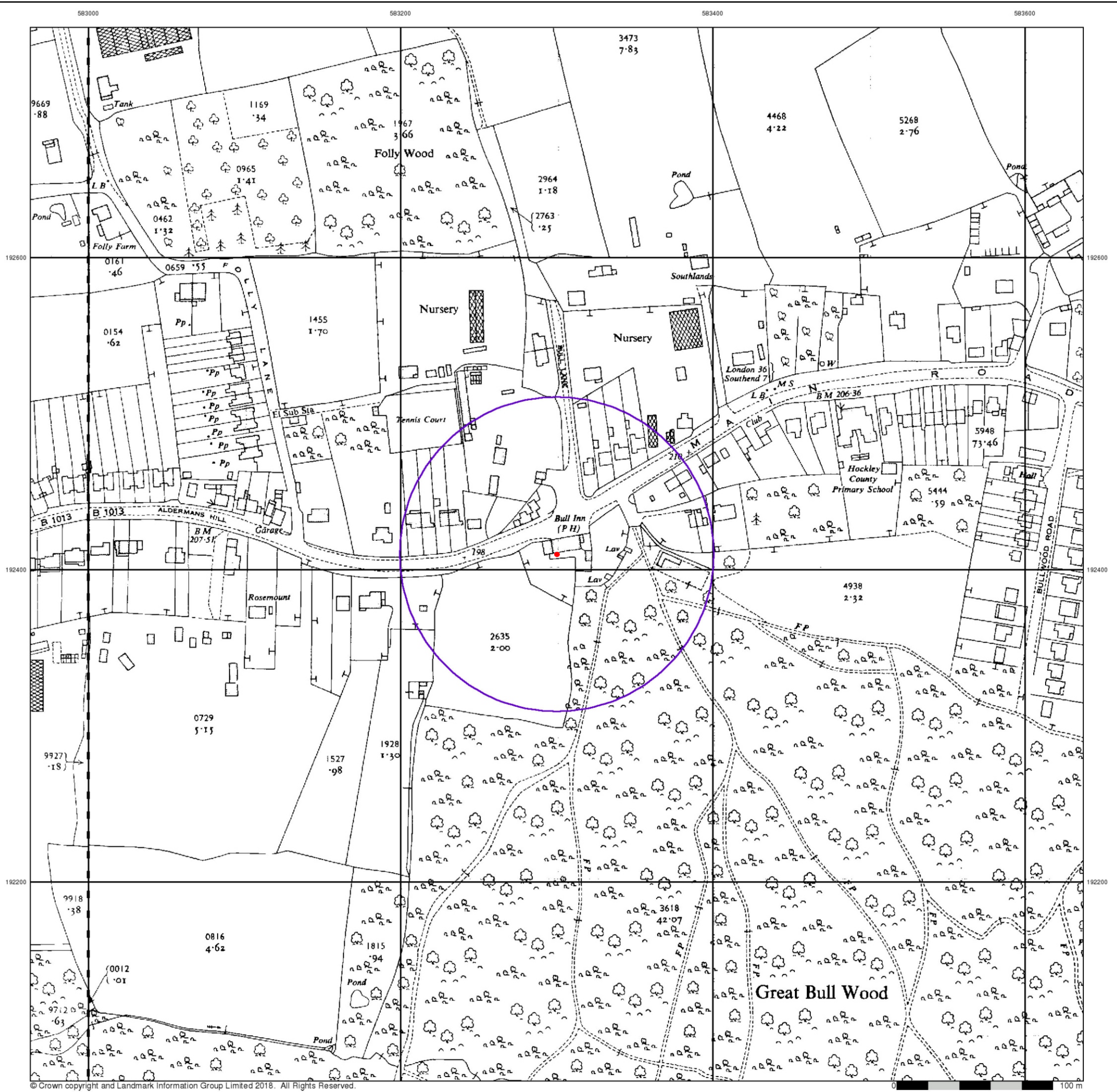
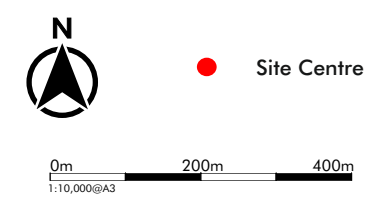
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Figure 8:
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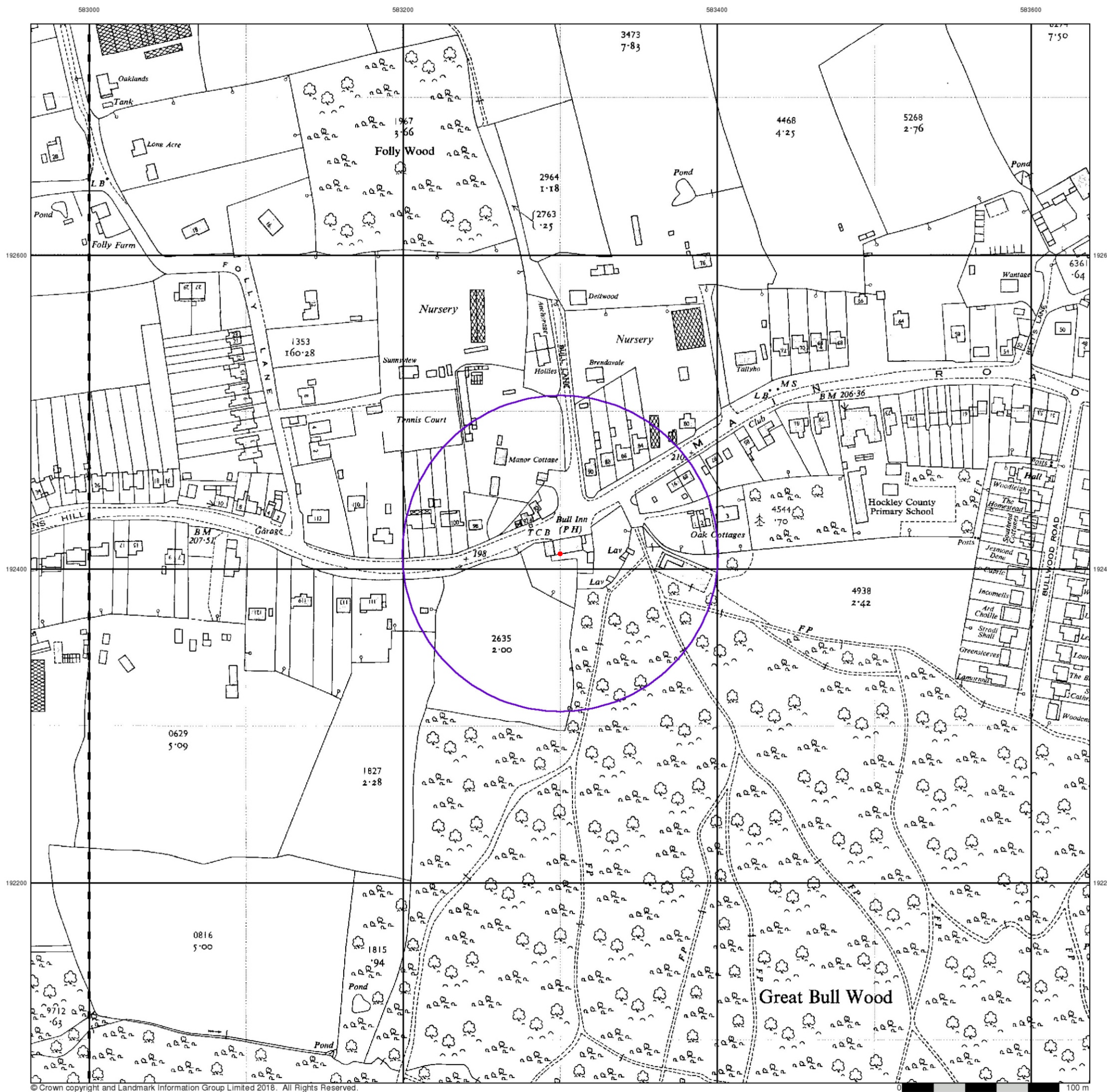
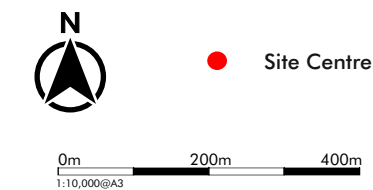


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Figure 9:
 Ordnance Survey Map, 1960.



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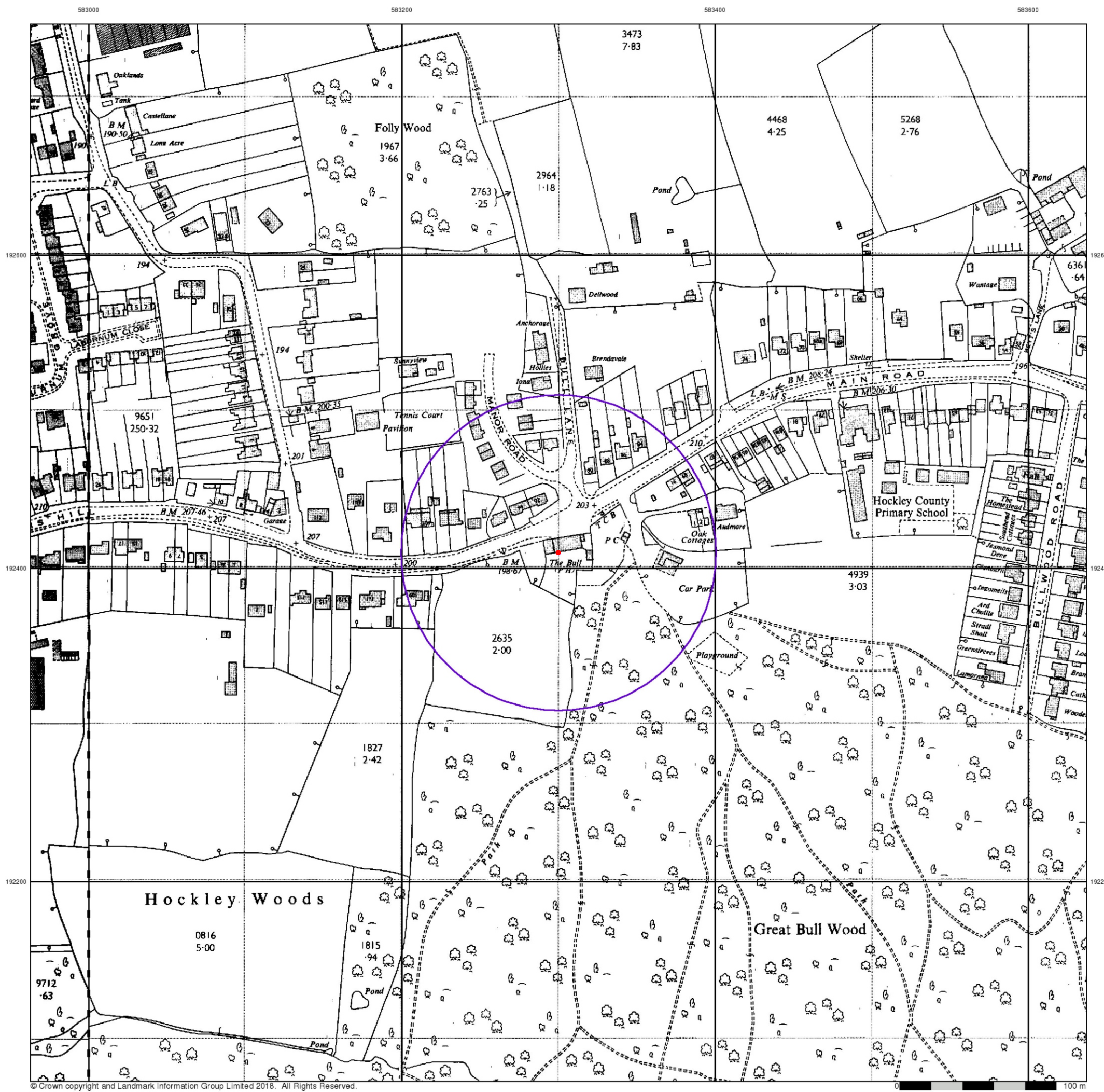
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Figure 10:
 Ordnance Survey Map, 1967.



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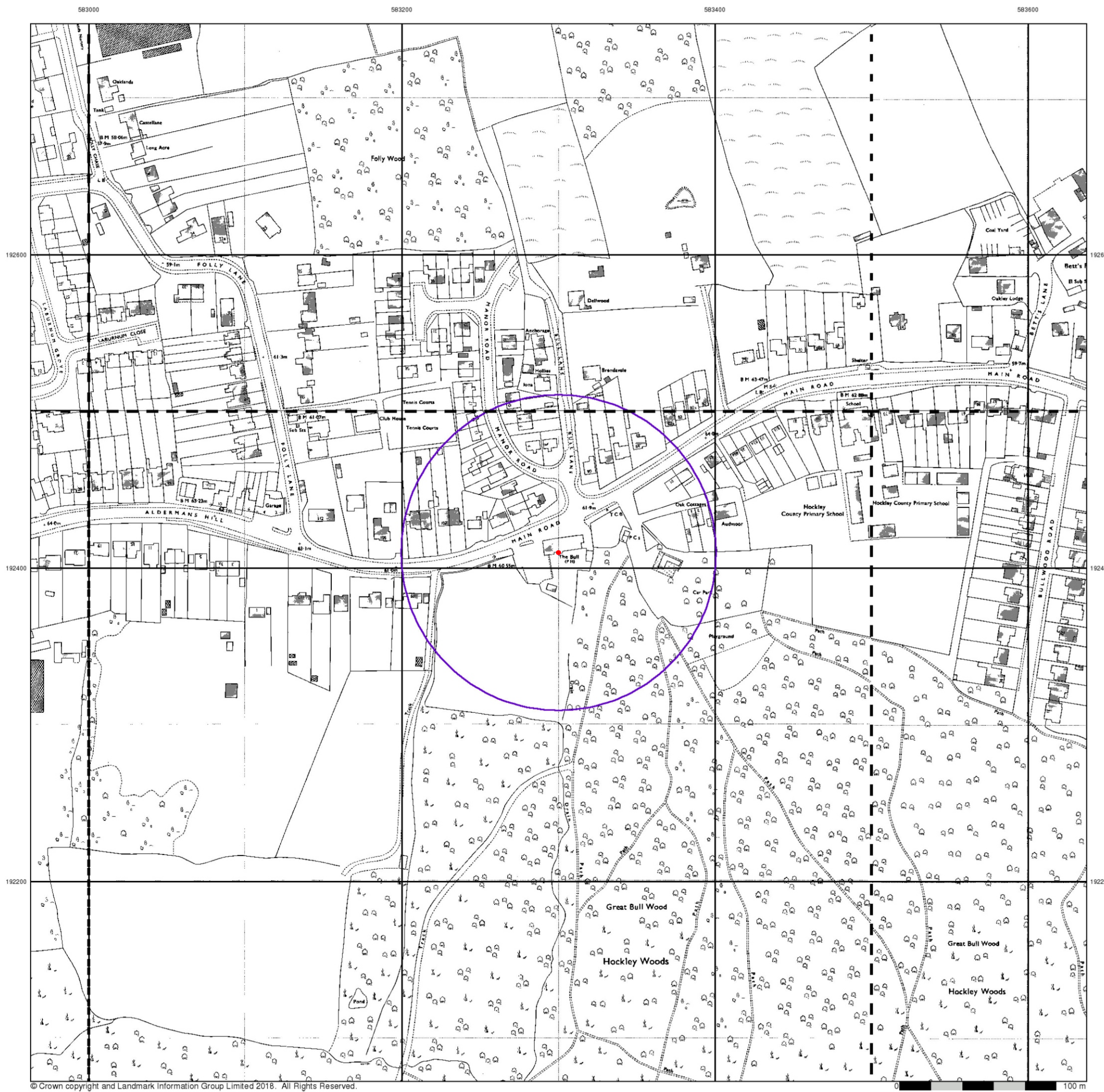
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Figure 11:
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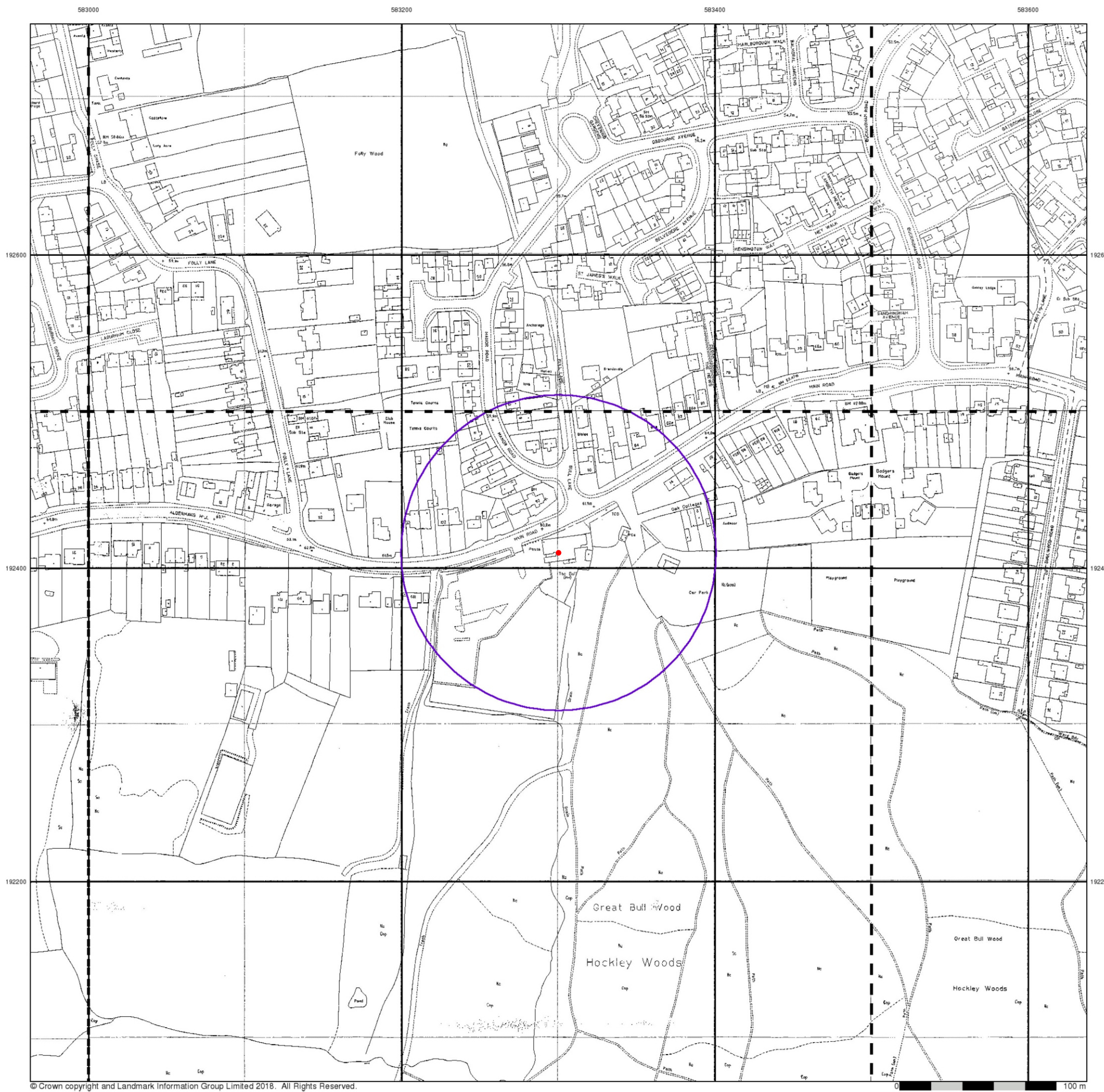
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Figure 12:
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Figure 13:
Extent of Building Survey



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KEY

- AREA SURVEYED
- B ROOM NUMBER

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EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN

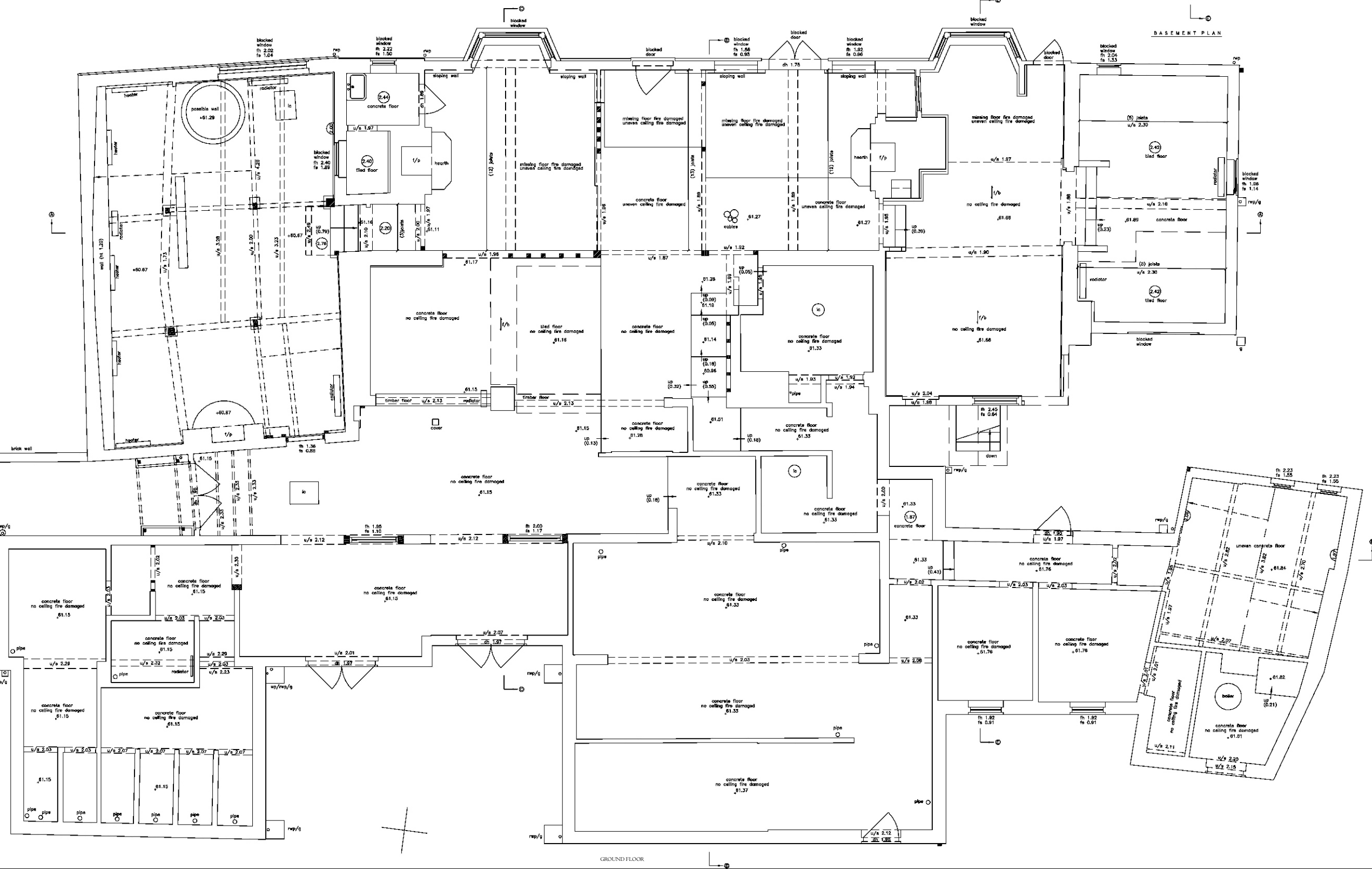
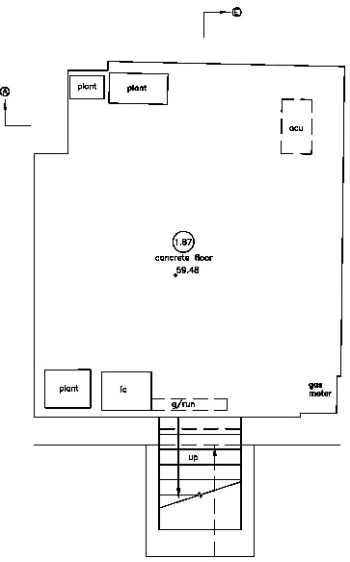
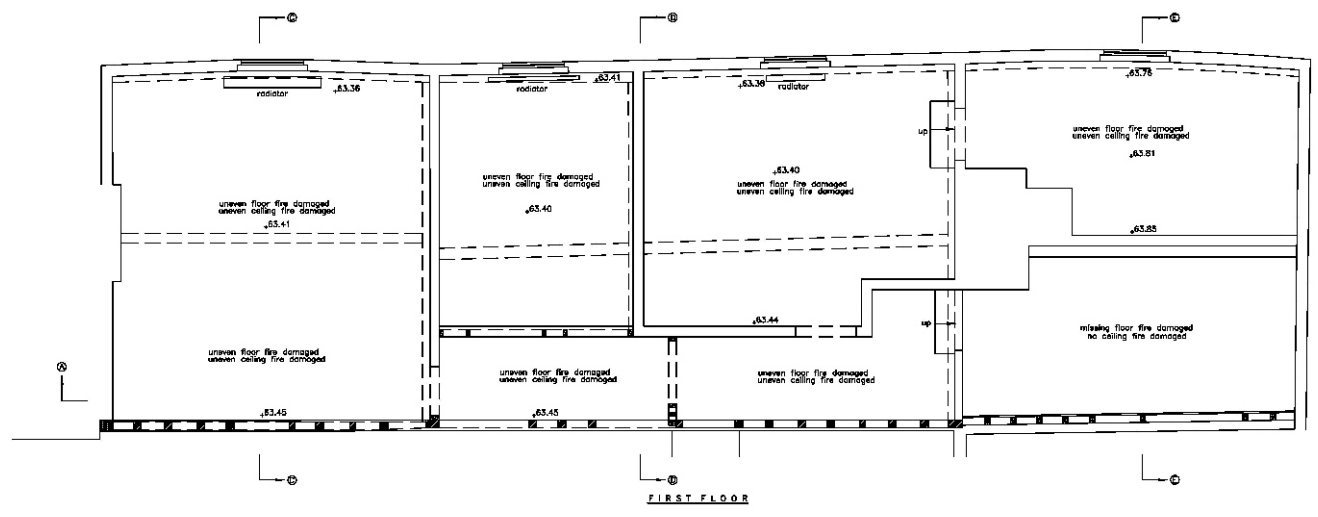
BASEMENT PLAN

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Figure 14:
 Measured Plans



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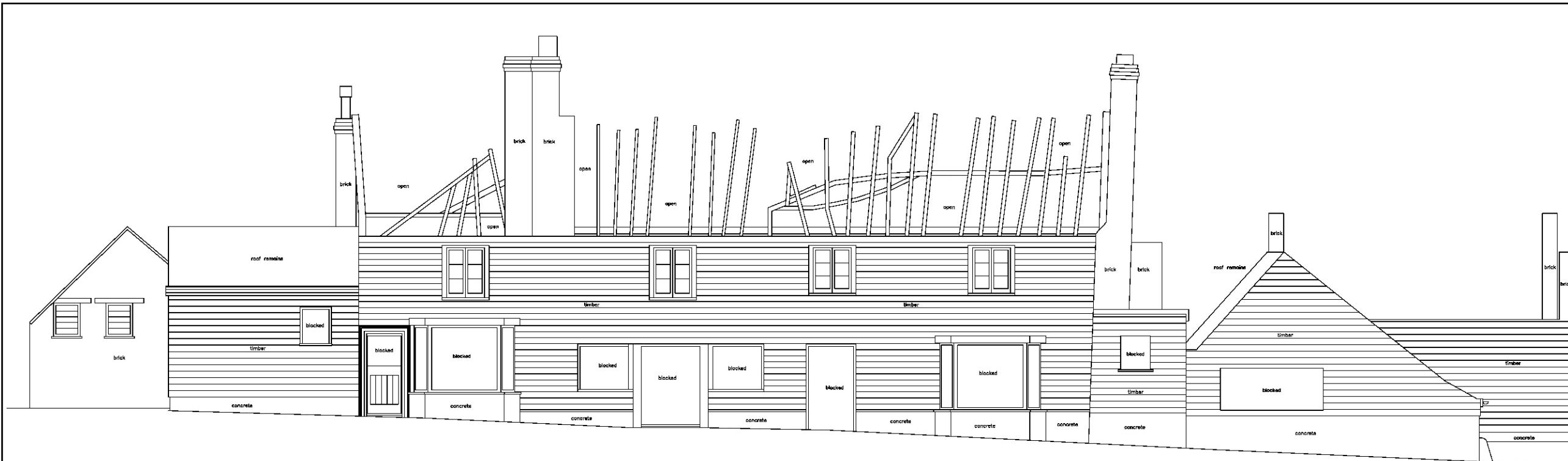
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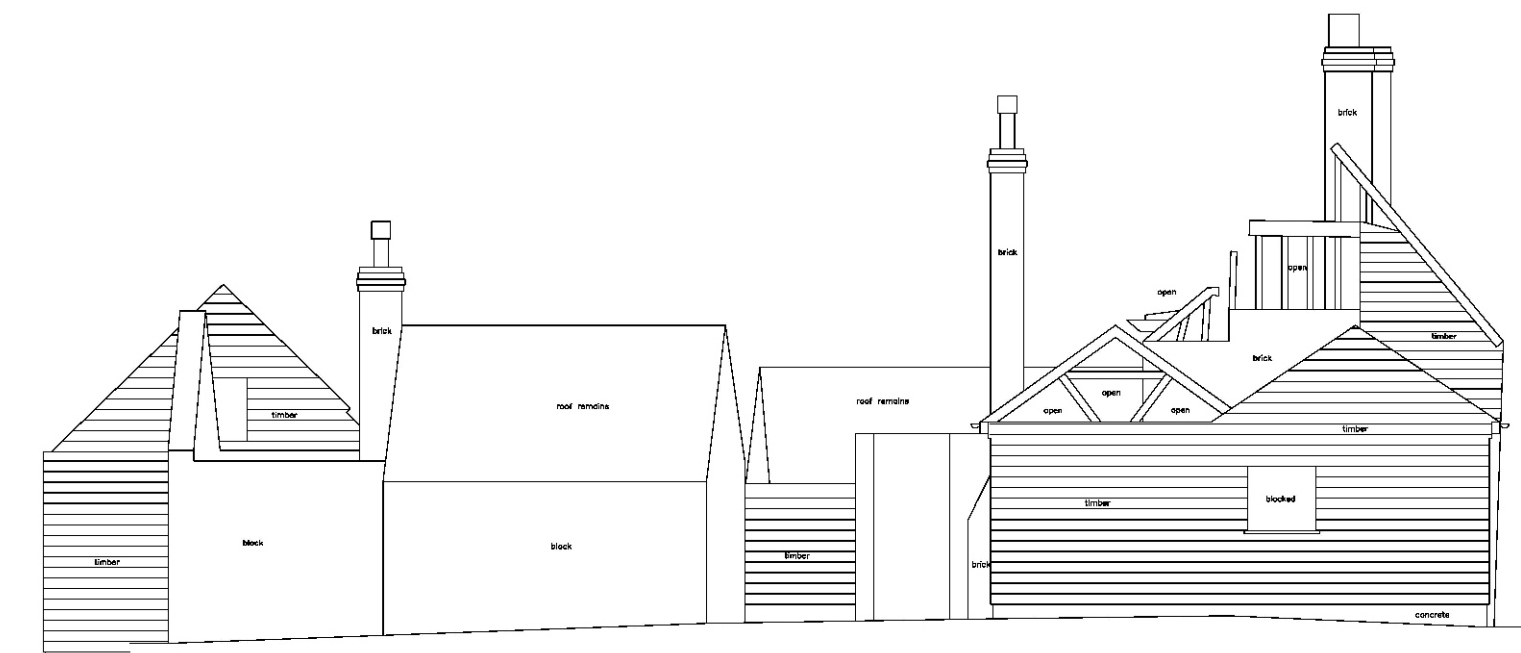
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Figure 15:
 Elevations, Front and Rear

Scale: 1:50@A0



NORTH WEST - ELEVATION



NORTH EAST - ELEVATION

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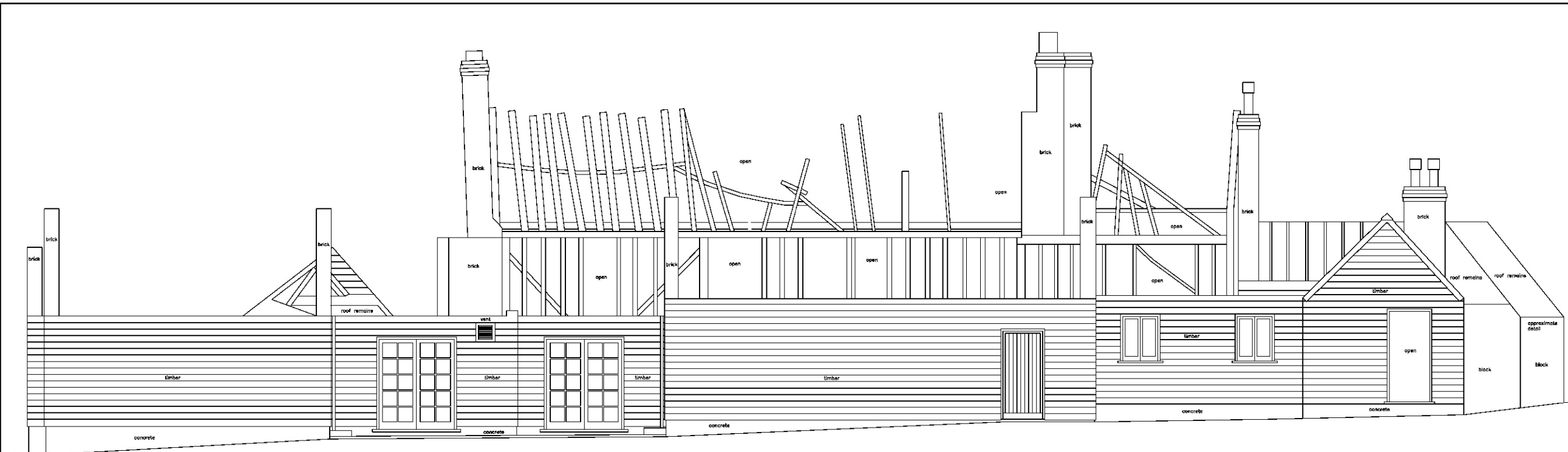
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Figure 16:
 Elevations, Rear and Right

Scale: 1:50@A0



SOUTH EAST - ELEVATION

Datum 58.00m



SOUTH WEST - ELEVATION

Datum 58.00m

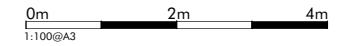
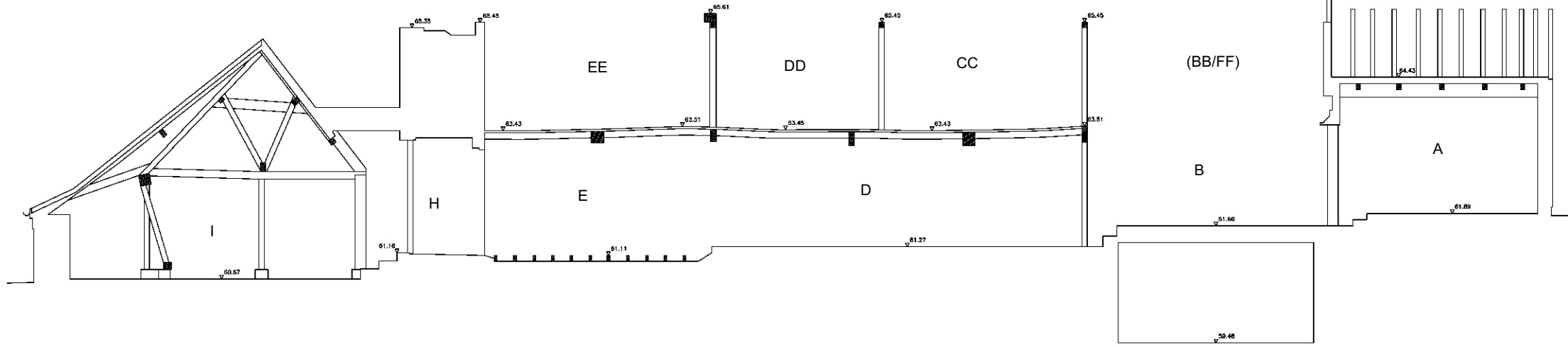
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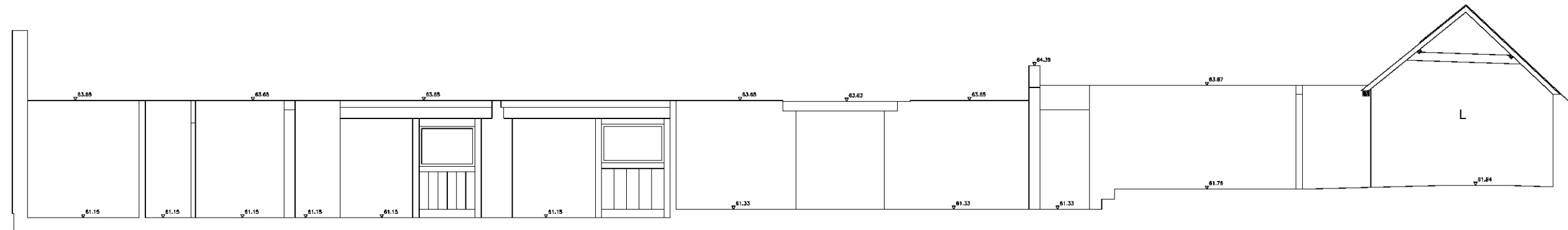
Figure 17:
 Measured Sections A-A and B-B



Datum: 58.00m
 SECTION A - A

KEY

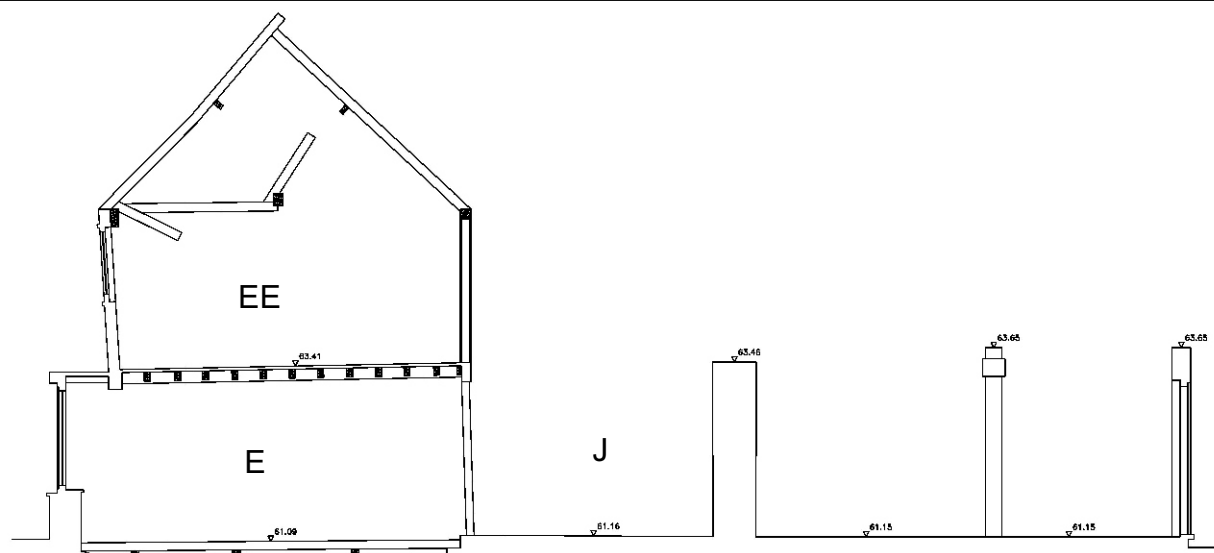
B ROOM NUMBER



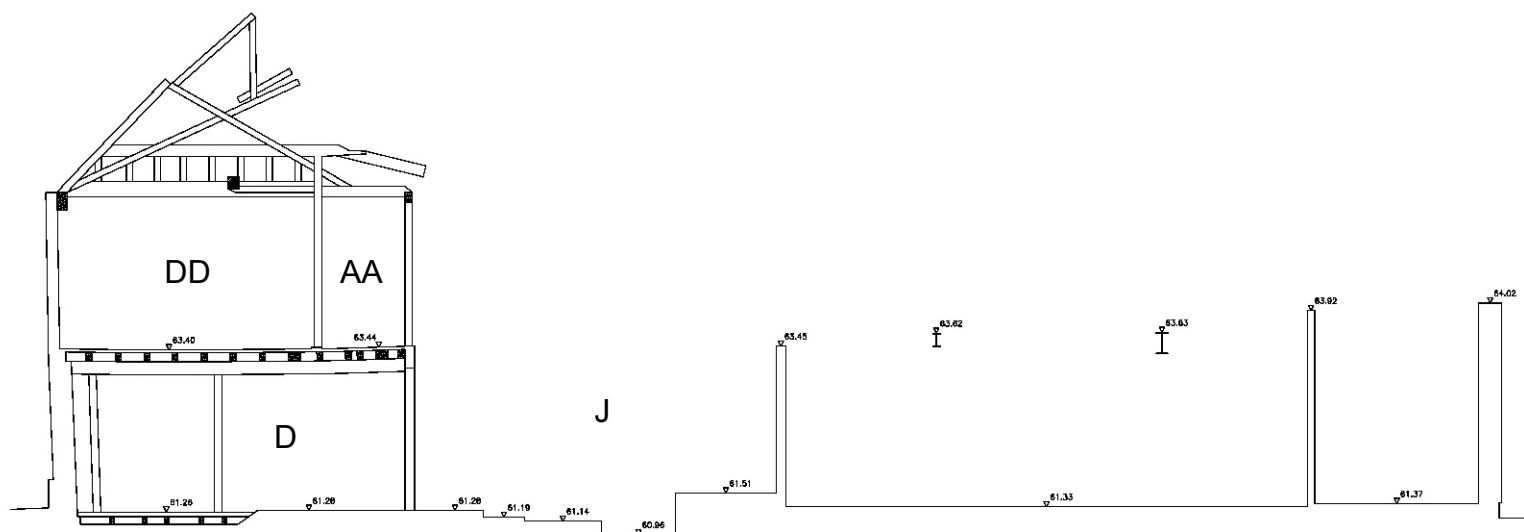
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 SECTION B - B

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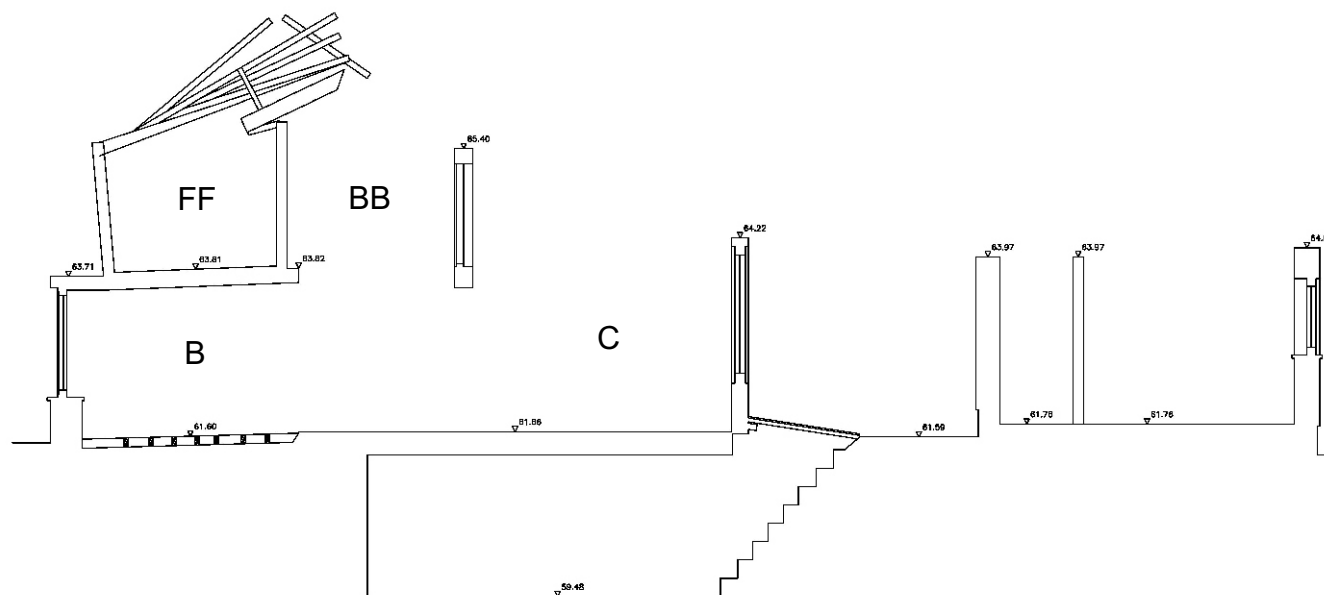
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Datum: 58.00m
SECTION C - D



Datum: 58.00m
SECTION D - D



Datum: 56.00m
SECTION E - E

KEY
B ROOM NUMBER

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Figure 18: Measured Sections C-C, D-D and E-E

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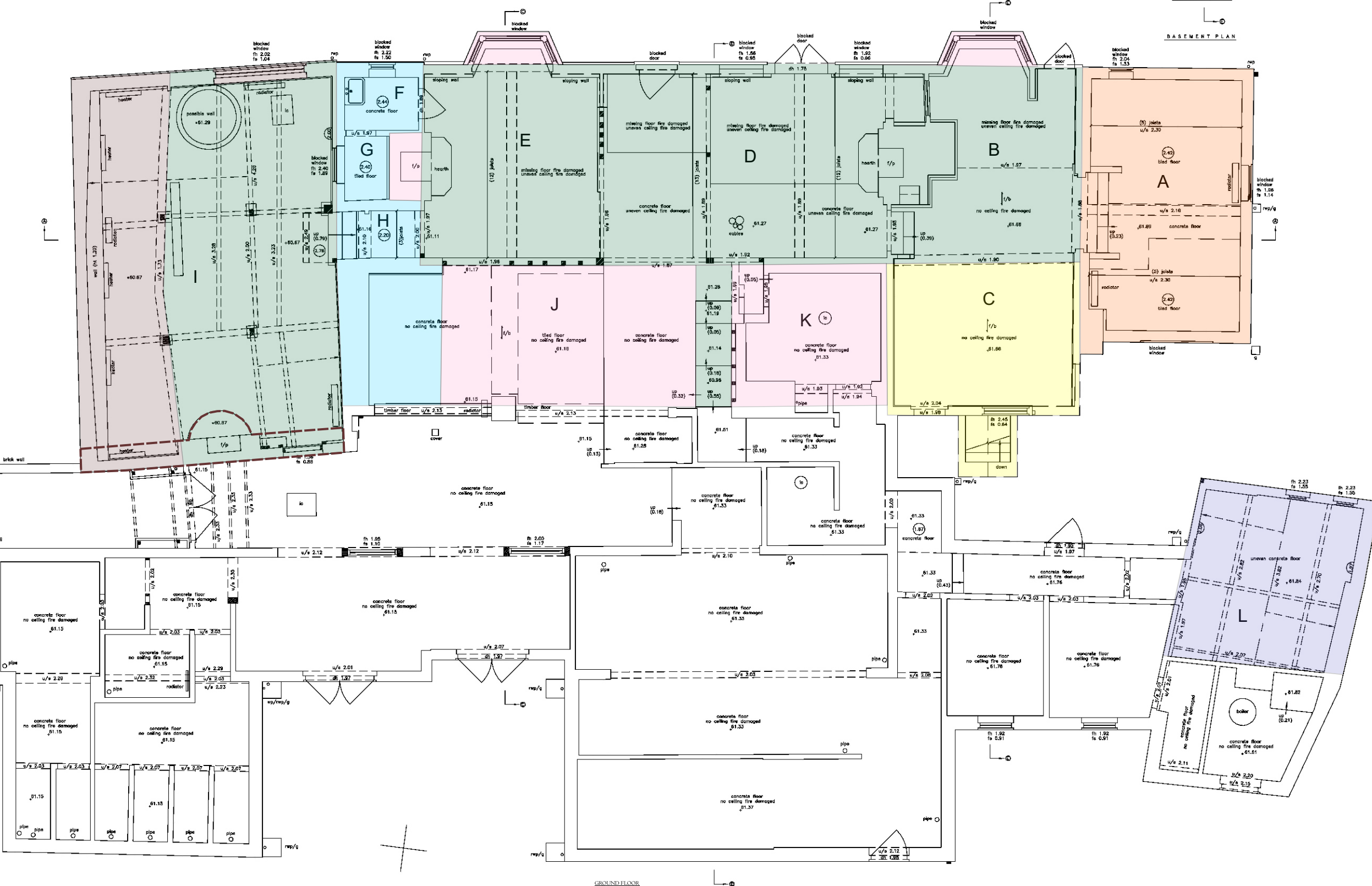
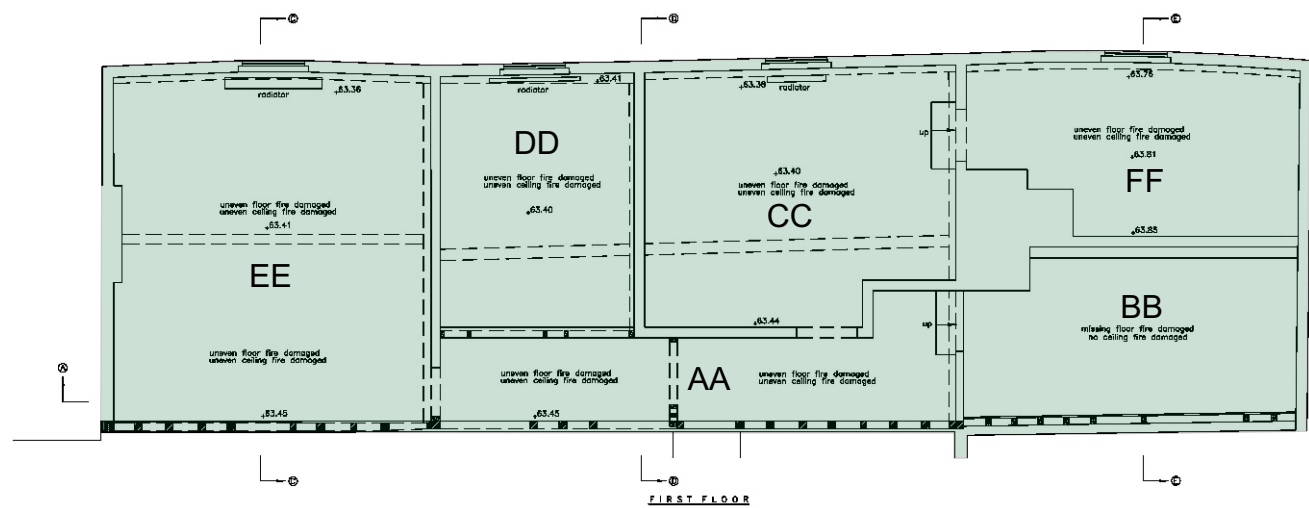
Figure 19:
 Phase Plan



0m 2m 4m
 1:100@A3

KEY

- B** Room Number
- 17th Century
- 1840-1874
- 1874-1897
- 1897-1922
- 1922-1939
- 1939-1955
- ?Mid-Late 20th Century

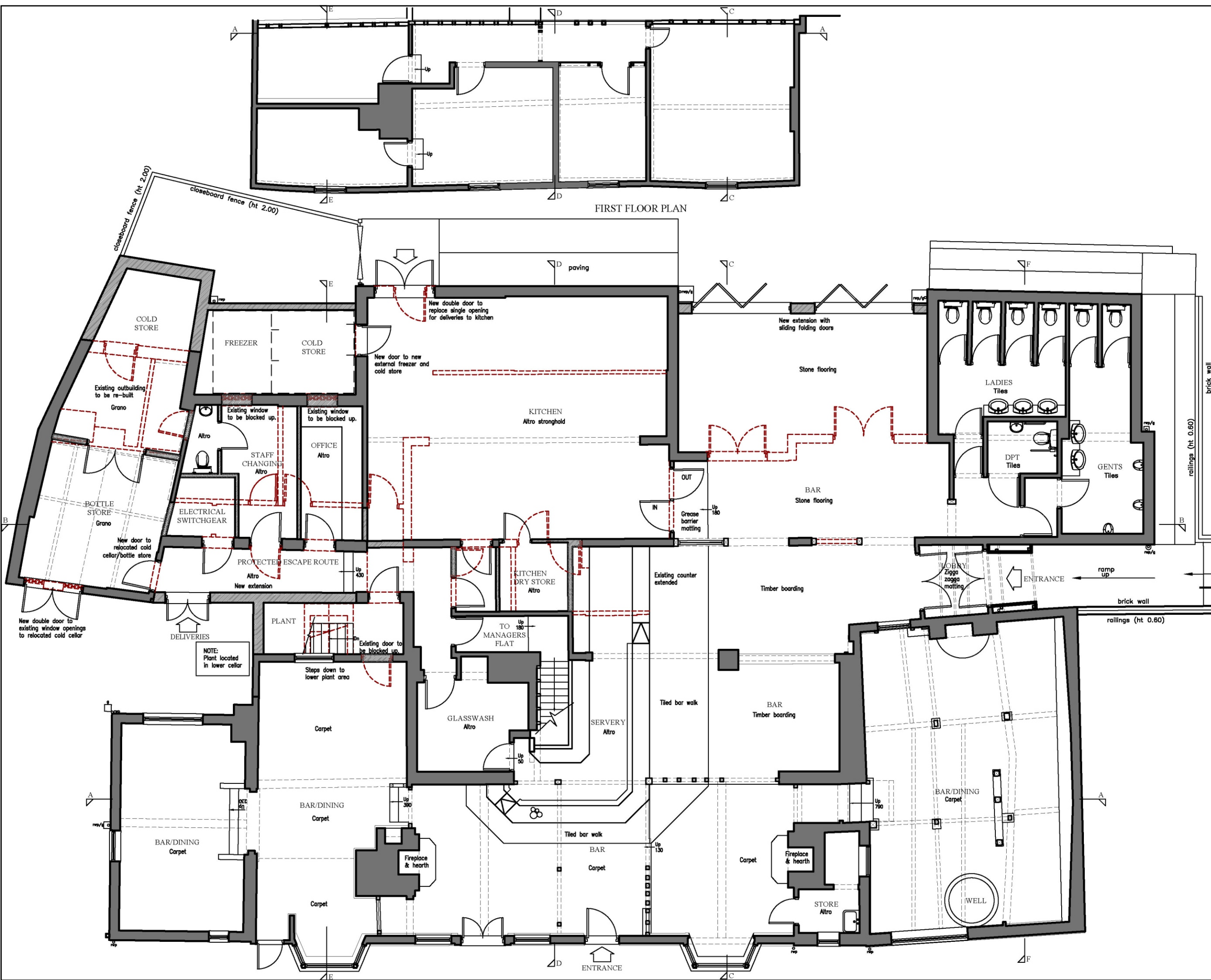


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Figure 20:
Proposed Ground on First Floor Plans

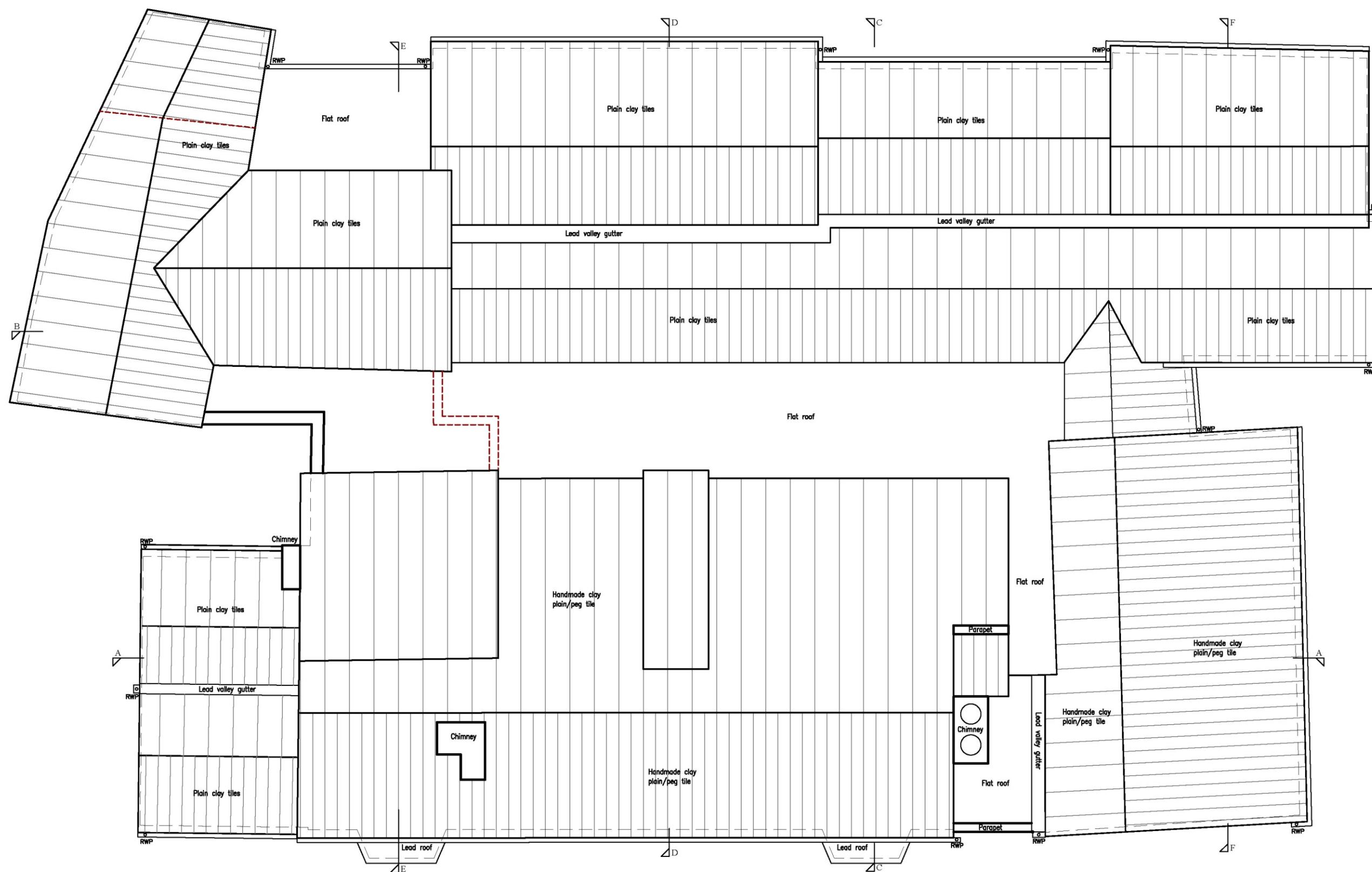


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Figure 21:
Proposed Roof Plan



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Figure 22:
 Proposed Re-instatement Elevations



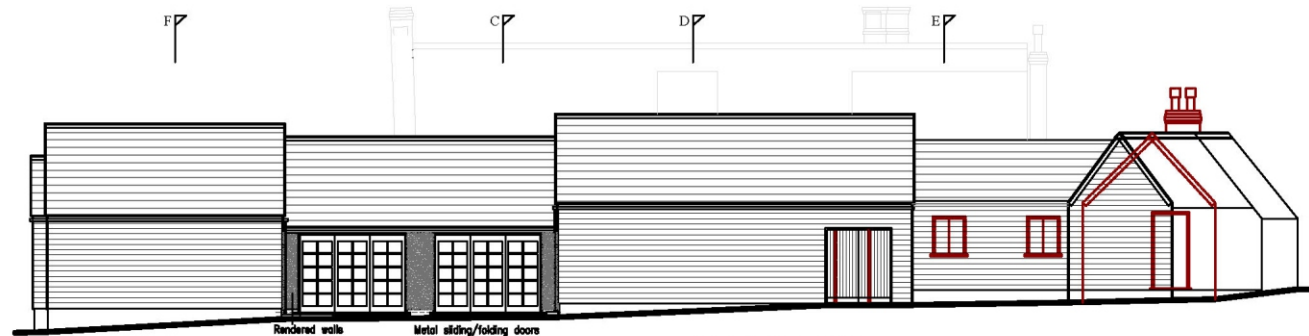
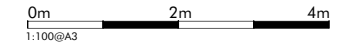
NORTH WEST ELEVATION

DATE: 06.07.18



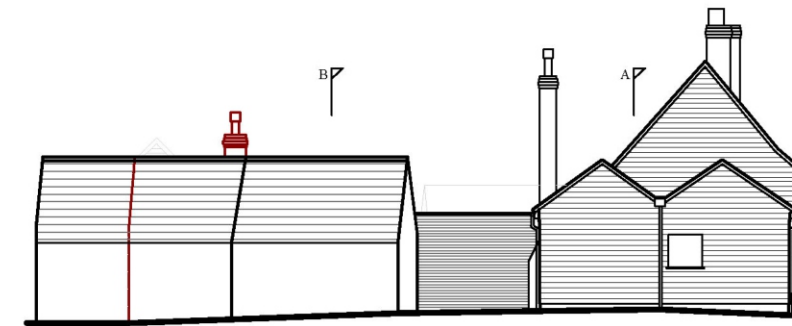
SOUTH WEST ELEVATION

DATE: 06.07.18



SOUTH EAST ELEVATION

DATE: 06.07.18



NORTH EAST ELEVATION

DATE: 06.07.18

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Plate 1: The front elevation of the Bull Hotel with scaffolding and sheeting cover



Plate 2: The Bull a few years after c. 1910



Plate 3: The Bull in 1925

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FOUNDATIONS
 HERITAGE

Plates 1 to 3



Plate 4: Room A looking to front



Plate 5: Room A looking to rear



Plate 6: Room A truss



Plate 7: Room A looking right to Room B



Plate 8: Room B looking to front



Plate 9: Room B, bay window



Plate 10: Room B, aperture to rear of chimney stack

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Plates 4 to 10

FOUNDATIONS
HERITAGE



Plate 11: Room C looking to rear



Plate 12: Room C, with rear wall of BB above, beam marking the position of the original rear wall of The Bull



Plate 13: Room C, window and door to rear



Plate 14: Cellar entrance

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Plates 11 to 14

FOUNDATIONS
HERITAGE



Plate 15: Room D looking right



Plate 16: Room D, wall to front showing ceiling beams and doors/windows



Plate 17: Room D, joists jointed into ceiling beam to left



Plate 18: Room D, ceiling beam to right



Plate 21: Room D, fireplace to left



Plate 20: Partition between Rooms D and E, as seen from Room E

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Plates 15 to 20

FOUNDATIONS
HERITAGE



Plate 21: Room E, central ceiling beam



Plate 22: Room E, wooden stud 'screen' to rear



Plate 23: Room E, wall to left



Plate 24: Room E, fireplace



Plate 25: Room E, bay window to front



Plate 26: Room F looking to front



Plate 27: Room G looking to rear



Plate 28: Corridor H looking to left



Plate 29: Corridor H looking to right

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Plates 26 to 29

FOUNDATIONS
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Plate 30: Room I looking to rear



Plate 31: Room I looking to rear



Plate 32: Room I looking to front



Plate 33: Room I truss



Plate 34: Room I, rear bay truss



Plate 35: Room I spine beams



Plate 36: Room I rear wall, purlin with a 'V-shaped' cut-out showing the position of the original purlin



Plate 37: Room I, beam intruding into the fireplace



Plate 38: Room I external roof to right



Plate 39: Room I roof to left



Plate 40: Room I wall to front left



Plate 41: Room I window to front



Plate 42: Room I fireplace to rear



Plate 44: Room I, well to front

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Plates 30 to 43

FOUNDATIONS
HERITAGE



Plate 44: Room J looking to right



Plate 45: Room J looking to left



Plate 46: Room J wall to right



Plate 47: Room J to right, upper section



Plate 48: Room J wall to left (lower)



Plate 49: Room J to left (upper)

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Plates 44 to 49

FOUNDATIONS
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Plate 50: Room L roof



Plate 51: Room L, front right external corner



Plate 52: First Floor Corridor AA, looking to right



Plate 53: First Floor Corridor AA, lath and plaster



Plate 54: First Floor Room CC looking to left



Plate 55: First Floor Room CC looking to rear



Plate 56: First Floor Room DD looking to rear



Plate 57: First Floor Room EE looking to rear

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Plates 50 to 57



Plate 58: First Floor truss looking left



Plate 59: First Floor truss at right gable end



Plate 60: First Floor, gable end to left



Plate 61: First Floor window detail



Plate 62: First Floor Room BB, wall to front

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Plates 58 to 62



Plate 63: Chimney stack to left



Plate 64: Chimney stack to right



Plate 65: Front external elevation of the Bull, detail of bay window



Plate 66: External rear and right elevations of the Bull



Plate 67: Rear external elevation of the Bull

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Plates 63 to 67

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Shaftesbury Centre, Percy Street, Swindon, SN2 2AZ

www-foundations.co.uk
admin@foundations.co.uk
01793 525 993

