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THE BLACK HORSE PUBLIC HOUSE
7 POTTERS CROSS, WOOTTON
BEDFORDSHIRE

HISTORIC BUILDING RECORDING AND MONITORING

Level 3

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NGR: TL 01101 45514		Report No: 4523
District: Bedford		Site Code: AS1655
Approved: Claire Halpin MlfA		Project No: 5583
Signed:		Date: 10 March 2014

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Project name	<i>The Black Horse Public House, 7 Potters Cross, Wootton, Bedfordshire. Historic Building Recording and Monitoring</i>		
<p><i>In January 2014, AS conducted historic building recording at The Black Horse Public House, Wootton, Bedfordshire followed by monitoring during soft-strip and demolition of the property with additional recording carried out to augment the existing record. The building has been much altered and modernised so that no early fixtures and fitting survives and many diagnostic features are lost. However, following the removal of modern internal elements and observation during demolition the general phases were discernible.</i></p> <p><i>Evidence suggests the building originated as a modest two-bay timber-framed house, floored from the outset with the upper floor partially housed in the roof space. Surviving diagnostic features include the butt-purlin roof, a roof type common in Bedfordshire in the 17th and 18th centuries as well as the use of primary-braced studwork. These characteristics, when considered with the use of oak and infill panels of wattle and daub, suggests a date for construction in the early 17th century, though possibly a slightly wider date range is possible. Most timber-framing at lower level as well as the infill panels at upper level were replaced in brick in the 18th century. At least by 1830, the building was converted for use as a beerhouse, perhaps coinciding with the additional bay extension to the north, while subsequently the rear roof was raised and the building given a pent-roofed extension. Further modifications were made in the early 20th century when, in 1912, under the tenure of Charles Wells, a taller hipped-roofed range was added to the south. Later 20th century alterations saw the building denuded of almost all historic features with modern extensions added to the rear.</i></p>			
Project dates (fieldwork)	<i>16th January, 18th -19th February 2014</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>TBC</i>
P. number	<i>5583</i>	Site code	<i>AS1655</i>
Type of project	<i>Historic building recording and monitoring</i>		
Site status			
Current land use	<i>Public house and car park</i>		
Planned development	<i>Demolition of existing building, construction of three dwellings</i>		
Main features (+dates)	<i>Early 17th century building, later a public house with 18th century and later additions</i>		
Significant finds (+dates)			
Project location			
County/ District/ Parish	<i>Bedfordshire</i>	<i>Bedford Borough</i>	<i>Wootton</i>
HER for area	<i>Bedford HER</i>		
Post code (if known)	<i>MK43 9JG</i>		
Area of site	<i>c. 0.12ha.</i>		
NGR	<i>TL 01101 45514</i>		
Height AOD (max)	<i>c. 35.3m AOD</i>		
Project creators			
Brief issued by	<i>BBC HET</i>		
Project supervisor/s (PO)	<i>Lisa Smith</i>		
Funded by	<i>County Land & Development Ltd</i>		
Full title	<i>The Black Horse, 7 Potters Cross Public House, Wootton, Bedfordshire. Historic Building Recording and Monitoring</i>		
Authors	<i>Smith, L. Collins, T. Henry, K. Higgs, K.</i>		
Report no.	<i>4523</i>		
Date (of report)	<i>10 March 2014</i>		

THE BLACK HORSE PUBLIC HOUSE 7 POTTERS CROSS, WOOTTON BEDFORDSHIRE

HISTORIC BUILDING RECORDING AND MONITORING

SUMMARY

In January 2014, AS conducted historic building recording at The Black Horse Public House, Wootton, Bedfordshire followed by monitoring during soft-strip and demolition of the property with additional recording carried out to augment the existing record. The building has been much altered and modernised so that no early fixtures and fittings survives and many diagnostic features are lost. However, following the removal of modern internal elements and observation during demolition the general phases were discernible.

Evidence suggests the building originated as a modest two-bay timber-framed house, floored from the outset with the upper floor partially housed in the roof space. Surviving diagnostic features include the butt-purlin roof, a roof type common in Bedfordshire in the 17th and 18th centuries as well as the use of primary-braced studwork. These characteristics, when considered with the use of oak and infill panels of wattle and daub, suggests a date for construction in the early 17th century, though possibly a slightly wider date range is possible.

Most timber-framing at lower level as well as the infill panels at upper level were replaced in brick in the 18th century. At least by 1830, the building was converted for use as a beerhouse, perhaps coinciding with the additional bay extension to the north, while subsequently the rear roof was raised and the building given a pent-roofed extension. Further modifications were made in the early 20th century when, in 1912, under the tenure of Charles Wells, a taller hipped-roofed range was added to the south. Later 20th century alterations saw the building denuded of almost all historic features with modern extensions added to the rear.

1 INTRODUCTION

1.1 In January and February 2014, Archaeological Solutions (AS) carried out a programme of historic building recording and monitoring at The Black Horse Public House, 7 Potters Cross, Wootton, Bedfordshire (NGR TL 01101 45514; Figs. 1 & 2). The work was carried out in accordance with a planning condition attached to planning permission to demolish the existing public house and replace with three dwellings with associated parking and external works (BBC Planning Reference 13/01214/FUL).

1.2 The historic building recording was undertaken alongside a programme of archaeological field evaluation, the subject of a separate report by AS Ltd (Report No. 4491). In the event the evaluation revealed a modern pit and a

timber post possibly of post-medieval origin. Residual late medieval (14th – 16th century) and post medieval CBM within Pit F1004 and Layer L1003 was also found.

1.3 The historic building recording was carried out according to a brief issued by the Bedfordshire Borough Council Historic Environment Team (BBC HET; dated December 2013) and a specification (Written Scheme of Investigation) issued by AS (dated 20th December 2013). The historic building recording followed the procedures outlined in the English Heritage document *Understanding historic buildings: A guide to good recording practice* (2006) and also conformed to the Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (IfA revised 2008). The level of recording was to **Level 3** as defined in the EH documents.

1.4 The overall aims and objectives of the project were:

- to compile a detailed and high quality record of the existing structure with attention being paid to construction technique, phasing and surviving fixtures and fittings, with analysis and interpretation of that structure in conjunction with an associated documentary survey to put the historic building in context,
- to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form prior to demolition,
- to monitor interventions into the fabric of the historic structure and to record any features of interest that were exposed during demolition

Planning policy context

1.5 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.6 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance with substantial harm to designated heritage assets (i.e. listed buildings and scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of

the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE (Figs. 1 & 2)

2.1 Wootton is a large village located towards the southern edge of the Bedford district of Bedfordshire (Fig. 1) and is situated approximately 5km to the south-west of Bedford itself, although the settlement of Kempston lies between so that urban development is in fairly close proximity. Otherwise, Wootton lies within a rural location with fields and small woods to the north-west, south-west and south-east.

2.2 The Black Horse public house is situated along the northern frontage of Potters Cross. The latter extends in an easterly direction from Manor Road (Fig. 2) and an area of Wootton known as Bott End, a medieval settlement. The site occupies an irregular plot of land covering an area of c. 0.12 hectares. It is surrounded by residential properties and is currently occupied by the existing pub and its associated outbuildings, beer garden, and car park.

3 METHODOLOGY

Information was sought from a variety of available sources, and reference was made to the Institute for Archaeologists' (IfA) *Standard and guidance for historic environment desk-based assessments* (1994, revised 2013). The following material was consulted as part of the assessment;

3.1 Archaeological databases

The standard collation of all known archaeological sites and find spots within Wootton comes from the Bedford Historic Environment Record (HER). Where relevant, these sites and finds are discussed in Section 4.2.

3.2 Historical and cartographic sources

The principal source for this type of evidence was the Bedfordshire and Luton Archives and Records Service (BLARS), based in Bedford. Relevant documents are listed in Appendix 1 and reproduced in Figs. 3 - 5.

3.3 Secondary sources

The principal sources of secondary material were the Bedfordshire and Luton Archives and Records Service (BLARS), based in Bedford, and AS's own in-

house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been consulted. All sources are listed in the bibliography.

3.4 The building

The site was visited on 16th January 2014 in order to compile descriptions of the building and undertake the photographic work. The written description, analysis and photographic survey were carried out by Lisa Smith and Tansy Collins while the drawing work was completed by Kathren Henry. Floor plans, sections and elevations based upon drawings provided by the client are included with annotations (Figs. 6 - 7).

The photographic recording was conducted using medium format (4.5cm x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Colour photographs were taken using a Canon 60D (18 megapixels) digital camera, duplicating the black and white photography. Where necessary, architectural detail was captured using 35mm black and white film and supplementary colour photography used 35mm Ektachrome colour transparency. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Fig. 6 - 7).

4 HISTORICAL BACKGROUND

4.1 Prehistoric remains from the Wootton area are limited with archaeological evidence indicating early occupation was concentrated along the fertile valleys of watercourses, such as the River Great Ouse to the north-east. In the Romano-British period, a road (HER 485) that purportedly linked Dorchester-on-Thames to Alconbury House (Viatores route 173) was discovered c. 500m to the east of the site. Other evidence for Roman activity is limited to a single Roman coin found at No. 80 Mepham Road (HER 17729).

4.2 Medieval occupation at Wootton comprised a cluster of discrete settlements including Bott End (HER 17026) and the Causeway End (HER 17023) to the south, with Taggs End and Keeley Green settlements (HERs 17022 & 17022) further west and north-west respectively. The site is situated on Potters Cross, which may have formed part of a network of medieval roads, two of which crossed at the 'Portway Crosse', later corrupted to Potters Cross (HER 11535), c. 500m to the north-east of the site. One lane, perhaps originally sunken, ran north-west to south-east approximately following the Wootton/Kempstn parish boundary (HER 11532), while the second, 'Portway' was aligned along the Potters Cross road (HER 11533).

4.3 Wootton developed substantially in the post-medieval period, particularly along Bedford Road. A 17th century farmhouse survives in Cause End Road (HER 8524) while the 18th century development of the village saw the construction of two public houses: the Fox and Duck (HER 6562) and the Black Horse (HER 8546). Other domestic residences (for example HER 6563, 8508 & 8517) as well as a Baptist Chapel (HER 8511) continued to be built throughout this period, development extending into the 19th century.

4.4 The Black Horse Public House is scheduled for demolition and is not listed, despite an 18th century or earlier date. The HER entry includes a basic external description (HER 8546). The countywide licensing register of 1876 states that the building was first listed in 1830, and perhaps marks the conversion to public use. The 1838 parish of Wootton enclosure map (Fig. 3; Ref. MA67), depicts a total of four structures within the site (#222). The largest of the three structures is likely the existing structure, yet with a significantly larger footprint extending closer to the roadside. The three remaining buildings which stood to its east have long since gone. The accompanying enclosure award records the site as a 'cottage and garden' occupied by James Fowler, with no mention of a public house. It is probable that initially the building was running a small business as an alehouse or beerhouse rather than a fully-development public house.

4.5 By 1876, the site was owned by Bedford brewer George Higgins (Bedfordshire Community Archives website). The register of alehouse licences of 1903 notes that the beerhouse had previously been called the *Cherry Tree* and had been owned by the Bedford brewer Charles Wells since 1878, but licensed to Isaac Tompkins. The 2nd edition Ordnance Survey map, which dates to 1901, depicts a much clearer picture of the site layout (Fig. 4). Local history sources maintain that the site was originally occupied by two cottages, one where the pub bar and lounge are now located and the other in the area of the car park (Brittan *et al.* 2002). The two remaining buildings standing to the east are represented on the 1912 alteration plans. In 1902, the premises are described as being in good repair, clean and 'apparently sanitary'.

4.6 In 1912 plans for additions to the Black Horse Inn on behalf of Messrs. Chas. Wells Ltd, The Brewery, Bedford were produced and survive confirming the extension of the pub to the south-west by a single bay (Appendix 4; Ref. PDBP1/216). The plan suggests that as well as the proposed changes, the building had previously been extended to the rear prior to 1912, to incorporate a cellar and kitchen. The accompanying elevations confirm it was a single-storey structure with attic rooms, the main frontage and entrance along its eastern elevation. The 3rd edition Ordnance Survey map, which dates to 1926 (Fig. 5) clearly shows the rear extension and new southern bay.

4.7 Early 20th century licensees at the Black Horse included Jesse Thompson and William Redhead. The Rating and Valuation Act 1925 reached Wootton in 1927 and the valuer visiting the Black Horse (Ref. DV1/C51/50) noted that it was a beerhouse still owned by Charles Wells and occupied by Alfred Smith. The premises consisted of a tap room, kitchen, cellar and smoke

room downstairs, all of which were 'very low pitched', with three bedrooms and a box room above. Outside were a barn and earth closet as well as two pigsties, a two bay hovel, and meal place. Trade consisted of 18 gallons of beer, 4½ gallons of bitter and 3½ dozen bottles of beer per week. Summing up, the valuer noted 'Very old pub indeed. Poor position'. By 1940, the Black House had been sold to the Luton brewer J. W. Green Limited, subsequently Flowers, then Whitbread, the latter of which sold off their public houses in 2001 (Bedfordshire Community Archives website).

5 THE BUILDING (Fig. 6 - 7)

5.1 The initial recording was carried out in January 2014 with the planned works commencing in February 2014. The works comprised the initial soft stripping of internal modern features, the removal of floor boards and roof tiles which uncovered the underlying structural fabric of the building, followed by complete demolition. The exposure of previously unseen structural elements reveals the building to be of greater complexity than was originally apparent, and allows a more comprehensive understanding of the building's evolution. The description below incorporates these new discoveries.

Exterior

5.2 The Black Horse public house stands as a detached building on a large plot of land to the north of Potters Cross surrounded on the east by a tarmac car park, small garden to the south and a series of ancillary structures to the rear. The principal element of the building is aligned north-south with the main façade fronting to the east.

5.3 The earliest element comprises a low two-bay range of two storeys, the upper floor partially housed in the roof space. It has been substantially remodelled with brick, though evidence indicates it was originally entirely timber-framed. The main elevation is all rendered, rising to a steeply-pitched peg-tiled roof which is pierced by a number of dormer windows (Plate 1). The original building has been extended to the north by a narrow bay and to the south by a further taller range that rises above the historic core to a half-hipped roof, this also clad in peg-tiles. The peg-tiles across the entire roof are stamped with makers mark 'KEYMER – SHIRE'. The west roof pitch of the historic core has been raised and the building pushed out with a pent-roofed extension, while the whole has now been augmented by a number of modern flat-roofed additions which wrap around to the north.

5.4 Chimney stacks adorn the gable ends, the northern example integral and the southern example partially projecting, both rising above the apex of the roof, with a third visible to the rear. The southern stack is rendered, while the others show signs of rebuilding and repair. All windows have been replaced in uPVC.

5.5 The principal elevation is clad in whitewashed rough cast render and the main entrance lies centrally within the historic core with flanking three-light

casements, all replaced in modern materials. The door is set in a simple timber surround with a hood of no great age, now in a somewhat dilapidated condition. The door itself is modern and of no interest. The roof above is pierced by two asymmetrically set dormers, now refurbished, each with two-light casement windows.

5.6 The southern taller range retains a three-light casement window at ground floor level much as the examples to the north but here set slightly higher. Above, the façade is blank preserving a recessed plaster panel in the shape of a diamond framing the initials 'CW' which refers to Charles Wells a Bedford brewer who purchased the pub and was responsible for alterations to the pub in the early 20th century. Common-rafter feet can be seen protruding beneath the eaves and supporting horizontal boarding now in a poor condition. A dormer window protrudes through the eaves and has been refurbished as elsewhere. The removal of tiles revealed the roof to comprise a series of even, squared softwood common-rafters rising to a ridge-board with nailed on collars supporting a lath and plaster ceiling. Short rafter pieces descend from a ridge-board at the apex to form the half-hip rafters which are notched over the brick gables.

5.7 A narrow single-storey modern extension abuts the north end of the building where fencing and a gated entrance continue to the boundary. The entire elevation now displays modern paraphernalia such as alarms, lights, brackets for hanging baskets and vents.

5.8 The southern gable end is entirely rendered and is dominated by the large projecting chimney stack which rises in diminishing shouldered and tiled offsets before breaking through the half-hip of the roof above. At ground floor level the stack is flanked by a fixed single-pane window on the east and a door on the west with small window above, the door apparently a conversion from the small window visible on the 1912 plans. A modern flat-roofed extension extends to the west and is entirely rendered apart from two courses of Fletton brick visible at ground level. The eaves are protected by a single horizontal board. This south elevation is pierced by two narrow windows set at high level.

5.9 The western elevation is mostly obscured behind modern flat-roofed extensions projecting to varying degrees from the historic core (Plate 2). Access is given to the kitchen on the south via a modern glazed door with a flanking three-light Crittall-type metal-framed window. To the north, a second glazed door with side lights leads from the restaurant to a modern paved patio beneath a timber-framed shelter. Above these later additions, the southern range rises in a blank rendered section to a steeply-pitched peg-tiled roof. By contrast, the roof above the historic core is covered in slate and preserves a shallower pitch to incorporate the pent-roof extension now enveloped by the later additions.

5.10 A beer store and narrow vestibule have been built against the northern gable. However, above these structures the junction between the historic core and pent-roof extension is clearly visible. The brickwork to the main

gable is exposed displaying variation in fabric and colour ranging from yellow stocks to a homogenous orange brick laid in an unresolved stretcher bond. Much of the façade has been re-pointed and there is evidence of some repair. The chimney stack lies flush with the elevation and has been partially rebuilt at upper level. A window has been inserted to the east of the stack. The raising of the rear roof pitch is evident where the gable end has been augmented by a section of early 20th century Fletton brickwork so that the roof pitch extends inline over the pent-roofed extension (Plate 3). The pent-roof gable, constructed in identical Flettons is recessed from the main façade, a contemporary chimney stack now truncated and capped occupying the re-entrant angle.

5.11 The low modern unit is pierced by a door and adjacent small window with some textured glass. A beer store attached to the west is modern and of no interest constructed in blockwork with an outer brick skin.

Interior

5.12 The ground floor has been comprehensively remodelled and is now occupied by open-plan seating areas on either side of a central bar with kitchen and toilets housed within the modern extensions to the rear. The décor is entirely modern, retaining little of historic interest although the principal phases as seen on the exterior are discernable throughout.

GF01

5.13 The main entrance leads into a small lobby occupying the space between the entrance and the central bar with doorways on the north and south leading to the bar (GF02) on the south and lounge and restaurant (GF03) on the north. The floor is covered with quarry tiles and all three doors are modern. The removal of the external door frame during the planned works exposed a single post at the bay division, morticed and pegged to a robust high-set mid-rail and now acting as a door jamb (Plate 4). This space did not originally form a doorway, shown by the presence of a mortice for a stud and a number of holes for staves in the mid-rail soffit, as well as a mortice in the adjoining post, perhaps for an original primary brace.

GF02

5.14 As noted the ground floor has been opened up so that this space occupies the southern bay of the historic core, the south range addition as well as portions of the modern extensions to the rear. The floor is of modern stone flags and the walls have a modern boarded dado below plain-papered walls. The room is lit on the east by two three-light casement windows and a single light on the south. A door on the south gives access from the exterior while to the west a second door leads to w/cs. There is now no sign of the fireplaces on the south and west which have been blocked as part of modern refurbishment. The bar itself is plain and now in a dilapidated state. The removal of internal and external wall coverings followed by demolition of the building show the southern extension to be completely brick built, while good

original timber mid-rails survive within the historic core. However, the studwork and infill panels to the lower register have been entirely replaced in brickwork.

5.15 The different phases are well expressed here at ceiling level. In the southern range, the ceiling is somewhat higher than that of the historic core and comprises a large bridging joist with slender square common joists (Plate 5 & 6) supported at the junction between the two elements by inserted steel I-girders. The lower ceiling of the historic core is all underdrawn and nothing is visible, however the removal of the ceiling during the stripping revealed the joisting to have been completely replaced throughout the historic core with modern softwood members secured with x-bracing. Curiously here the common-joists rest on the original mid-rail on the east though are notched in to its companion on the west. A large aperture framed by a large steel I-girder has been cut through the rear wall of the south range giving access to the modern ranges, where a small seating area continues the form of the adjoining area with fictive ceiling joisting around boxed-in joists which mark the earlier divisions.

GF03

5.16 A large lounge and restaurant lies to the north of the lobby. This occupies the northern bay of the historic core, the northern addition, the rear pent-roof extension and modern addition to the rear which has all now been consolidated as a single open space (Plate 7). As within GF02 the lower sections of the historic core have been wholly modified with the loss of all original fabric below mid-rail level. On the east brickwork replaces the original timber-framing while on the west a large I-girder supported on brick plinths spans a wide aperture. Here the mid-rail has also been lost due to later alteration.

5.17 The bar extends along the south side of the room in the same manner as before with various seating areas defined by sections of modern balustrade, while a number of steps climb to the rear restaurant area. As noted above, the window on the east is modern. On the north, the chimney stack projects and here the fireplace has a modern brick surround and cast-iron grate (Plate 8). A door to the west of the chimney stack gives access to a narrow vestibule leading to the exterior, the beer store and what may have been an earlier w/c.

5.18 Although not visible within the pent-roof extension, a chimney stack, blocked door and window can be seen from within the beer store (GF09) and this corresponds with that seen on the 1912 plans which shows this area as distinct from the front bar area forming the kitchen at that time. On the opposing south wall a door leads to the modern service areas including a kitchen, the w/cs and staircase. Otherwise a large aperture has been punched through to accommodate the modern rear extension where a glazed door leads to the extensive patio area.

5.19 At ceiling level various joists demarcating the bay divisions once boxed-in have been exposed as modern replacements in steel.

GF04

5.20 From the door to the west of the bar a corridor extends with a dog-leg from the pent-roofed addition to the kitchen and w/cs housed within the modern extension. Immediately to the east a door encloses a staircase rising to the first floor rooms, built against the rear chimney stack which is now consumed within the corridor. A cupboard lies to the south of the stack and here the corridor is lit from above by a single roof light.

GF05, GF06 & GF07

5.21 The southern area of the modern extension contains w/cs and the kitchen, all with modern fixtures and fittings and of little historic interest. The kitchen however does retain a three-light Crittall style window.

GF08

5.22 A doorway on the north side of GF03 leads to the small narrow extension on this side with a doorway to the exterior and door on the west giving access to the beer store. The space to the east is now used as a cupboard, lit on the north by a small window retaining textured glass but otherwise the room is plain and unadorned.

GF09

5.23 The beer store is entirely modern. It does however obscure lower sections of the northern gable where, as noted above blockings are visible infilling former apertures, here preserving a brick arch, as well as the projecting base of a chimney which is shouldered and now capped at upper level (Plate 9).

First Floor

5.24 The staircase rises on the west to first floor level where a series of four rooms occupy the roof space, the partitions reflecting the original bay divisions. Although the rooms have been generally modernised, various timber framed elements are exposed including tie-beams, wall-plates and principal-rafters although all members have been painted black so that details are hard to discern. However, some information is visible such as the method of conversion of the timber; side-axing marks are visible on some elements, while others retain saw marks, likely from pit-sawing. The rooms are ceiled at collar level and now showing signs of sagging. The removal of plaster from the external walls and at the bay divisions reveals the original timber-frame of the historic core to be largely intact at this level.

5.25 An aperture within the pent-roof extension above the stair well allows an opportunity to view the original external wall of the historic core where complete sections of external render survive to the upper elevations (Plate 10). The render has been applied over a series of wide nailed-on riven laths. At the bay division of the historic core a robust post is partially visible pegged to the wall-plate. Evidence for the northern bay extension is clearly visible at this point where a straight joint marks the division and the elevation continues in blank brickwork.

FF01

5.26 The staircase rises to a chamber occupying the southern bay of the historic core. The staircase has clearly been reconfigured and does not occupy its original position within the building as the lower portion is located within the later pent-roofed outshut, and is also located in the south-west corner on the 1912 plans. In addition, impressions within the plasterwork of the adjoining truss mark the junction between the two structural elements (Plate 11).

5.27 FF01 now forms an upper landing, partitioned on the west to create a bathroom (FF05). The floor is modern and both doors on the north and south have been replaced though are set within pegged timber frames. The room is lit on the east by a small dormer window (Plate 12).

5.28 Following soft-stripping of the inner cladding, structural elements of the western wall are exposed. This preserves the high-set mid-rail and wall-plate, the wall framing comprising a series of six widely spaced studs, two of which are pegged, bisected by a downward primary brace all with brickwork replacing the former infill panels (Plate 13). Here the mid-rail preserves a number of peg-holes which mirror the arrangement above. The modern common floor joists have been notched-in creating much disturbance. The same pattern of construction survives to the eastern wall, the framing here also infilled with brick. The modern joisting rests on the mid-rail which is scarfed and secured with square pegs.

5.29 On the south the tie-beam has been cut through for the insertion of the doorway to the new 1912 range and the gable entirely rebuilt in Fletton brickwork. Here a small section of principal-rafter is visible pegged to the truncated tie-beam end.

5.30 On the north the bay division is constructed in the same manner as the outer walls and retains all of its main components below the tie-beam (Plate 14). Here the studwork is bisected by downward primary braces extending either side of fairly robust door jambs which rise to an intermediate piece or collar, notched over the principal-rafters for extra support, and forming the door head. The tie-beam, as before, has been bisected for the insertion of the doorway. Above the tie-beam, any earlier studwork has been replaced with brickwork.

FF02

5.31 As in FF01 the upper framework is in good order framed in the same manner as before, the studwork primary-braced from a stud set-in from the formerly external gable end and the wall-plate visible above. The wall-plates on either side show signs of side axing.

5.32 The northern gable is of most interest being the original gable end of the historic core. The studwork, braced here from the corner posts, retain wattle and daub infill consisting of rudimentary waney wattle poles interwoven with rough hand riven laths packed with straw-rich daub (Plate 15). The tie-beam is robust though waney and preserves peg-holes for upper studs and a series of square pegs centrally set. The tie-beam has been cut through to accommodate a doorway of low proportions leading to the final bay on the north. The jambs are rough poles and the lintel propped-in, while brickwork (8³/₄" x 5" x 3" or 222mm x 127mm x 76mm) is visible above the tie-beam. An adjacent properly pegged stud rises to the collar but little else survives at this level.

5.33 On the south the door frame retains pintels attached to a pegged frame, though as noted the existing door is modern (Plate 16).

FF03

5.34 The northern room is narrow and dominated by the internal chimney stack which is slightly shouldered on the west, the fireplace now blocked but retaining a timber shelf. The adjacent window is modern and the door on the south has been removed, though the pegged frame retains impressions in the paintwork for early hinges. As elsewhere an intermediate collar has been applied for additional support where the tie-beams have been cut through. On the west a short nub of wall-plate protrudes where the historic core terminates.

FF04

5.35 Two steps rise from FF01 to the later southern range which is entirely brick built. The room is lit by a dormer on the east and a small modern window on the south (Plate 17). The fireplace on the south has a brick surround and fireplace is now blocked.

FF05

5.36 The small bathroom within FF01 had been completely removed at the time of the demolition though was entirely modern being constructed of modern block work.

Roof

5.37 The original roof is of butt-purlin form is clearly visible and survives well-preserved on both pitches (Plate 18). It is constructed of fairly robust oak

members with robust purlins butted and pegged into the principal rafters of each truss. The wall-plate lies towards the outer edge of the wall and measures 8¼" x 6" (209mm x 152mm). Common rafters (3" x 3" or 76mm x 76mm) extend inline above and below the purlins and are pegged at the apex where there is no ridge-board. The common rafter feet are notched over the wall-plate and have slightly shaped ends (Plates 19 & 20). A series of battens are nailed over the rafters at high level, while nails elsewhere show their loss, and would once have held peg-tiles. Wide riven laths attached to the underside of the rafters carry the plaster ceiling. In addition, during demolition, the south end was exposed which revealed a robust collar set immediately above purlin level and pegged to the principal rafters (Plate 21).

5.38 The pent-roof is made up of even squared softwood rafters rising to the roof apex. Joisting of similar scantling supports the ceiling below.

5.39 The roof of the northern attached bay comprises slender even square common-rafter couples riding over purlins to a ridge-board. Collars have been nailed on below the purlin to carry the lath and plaster ceiling. A section of original external render is preserved above the collar on the rear face of the north gable of the historic core.

6 DISCUSSION

6.1 The Black Horse Public House, like many similar buildings of the type, has succumbed to the poor economic climate which over the last few years has hastened the closure of many public houses across the country.

6.2 The building has been much altered and has undergone several phases of alteration and extension making detailed observation problematic; no early fixtures and fittings survive and many diagnostic features are now lost. However, after the stripping of modern internal elements and during ongoing demolition works the general phases were discernable.

6.3 As is often the case with public houses, the ground floor has been thoroughly remodelled but earlier elements exposed at upper level and within the roof space indicate the building originated as a modest two-bay timber-framed house, was floored from the outset with the upper floor partially housed in the roof space. Surviving diagnostic features include the butt-purlin roof, a roof type common in Bedfordshire in the 17th and 18th century as well as the use of primary-braced studwork which similarly can be 17th century or later in date. These characteristics, when considered with the use of oak, utilising some fairly robust elements, and infill panels of wattle and daub on balance suggests a date for construction in the early 17th century, although the lack of more secure diagnostic features means the building could conceivably be slightly earlier or later in date.

6.4 The general construction of the historic core is of box-framed construction spanning two bays with high-set mid-rails, the panels comprising primary-braced studwork with the studs widely-spaced. The original panels

were infilled with wattle and daub, but evidence shows riven lath or split wattle poles extending across the external face of the studwork which suggests the building was rendered from the outset.

6.5 Though there has been modification at lower level, a single post is preserved at the central bay division but does not extend full-height as would be expected and instead is morticed and pegged to the mid-rail which is continuous. This does appear to be the original form, however, as the mid-rail preserves empty mortices for lower studs and wattle holes suggesting the pattern of framing was similar at ground floor level. Despite the opportunity to examine many of the timbers during and after demolition the position of original windows and doorways at ground floor level was generally not discernable, although a pegged mortice for a horizontal member on the ground floor bay post may be for a door head and it appears the upper rooms were always lit by dormers, which have now been much refurbished.

6.6 The second significant phase of work comprised the replacement of most wattle and daub infill panels in brick and the re-rendering of the exterior. The robust and homogenous nature of the brick is consistent with a mid-18th century date.

6.7 At some point, at least by 1830, the building was converted for use as a beerhouse, perhaps coinciding with the extension of the building to the north with an additional bay, while subsequently the rear roof was raised and the building pushed out to accommodate a pent-roofed extension.

6.8 Further modifications were made in the early 20th century when, in 1912, under the tenure of Charles Wells, a taller hipped-roofed range was added to the south. The 1912 plans show a simple layout of cross passage and flanking bays, with a kitchen and cellar occupying the pent-roof extension. The later 20th century saw numerous flat roofed ranges added to accommodate modern facilities such as kitchens and w/cs, their construction likely coinciding with the demolition of outbuildings to the rear of the pub.

6.9 Remodelling of the ground floor saw a move towards an open-plan layout served by a central bar. As a consequence two redundant fireplaces were entombed and the staircase relocated, all historical fixtures and fittings have been lost and all windows replaced in uPVC.

6.10 Though denuded of most historic fixtures and fittings, its surviving historic fabric allowed a more complete understanding of the building's character and its evolution over time.

DEPOSITION OF THE ARCHIVE

The complete project archive will be deposited with the local museum (Bedford – Accession No. BEDFM: 2013.62). The archive will be prepared in accordance with the UK Institute for Conservation's *Conservation Guideline No.2* and the *Guidelines for the preparation of excavation archives for long-*

*term storage (UKIC 1990) as well as according to the document *Preparing Archaeological Archives for Deposition in Registered Museums in Bedfordshire (2010).**

ACKNOWLEDGEMENTS

Archaeological Solutions Limited would like to thank Mr Lee Barnett of County Land & Development Ltd for commissioning and funding the historic building recording.

AS is also pleased to acknowledge the staff of the Bedfordshire and Luton Archives and Records Service (BLARS), based in Bedford. AS gratefully acknowledge the input and advice of Mr. Geoff Saunders of the Bedfordshire Borough Council Historic Environment Team (BBC HET).

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Web resources

<http://www.bedfordshire.gov.uk/CommunityAndLiving/ArchivesAndRecordOffice/CommunityArchives/Wootton/TheBlackHorsePublicHouseWootton.aspx>

www.english-heritage.org.uk

APPENDIX 1 CARTOGRAPHIC SOURCES

Fig.	Date	Title	Scale	Location
3	1838	Parish of Wootton enclosure map	-	BLARS
4	1901	2 nd edition Ordnance Survey map; Bedfordshire sheet 167	25"	BLARS
5	1926	3 rd edition Ordnance Survey map; Bedfordshire sheet 167	25"	BLARS

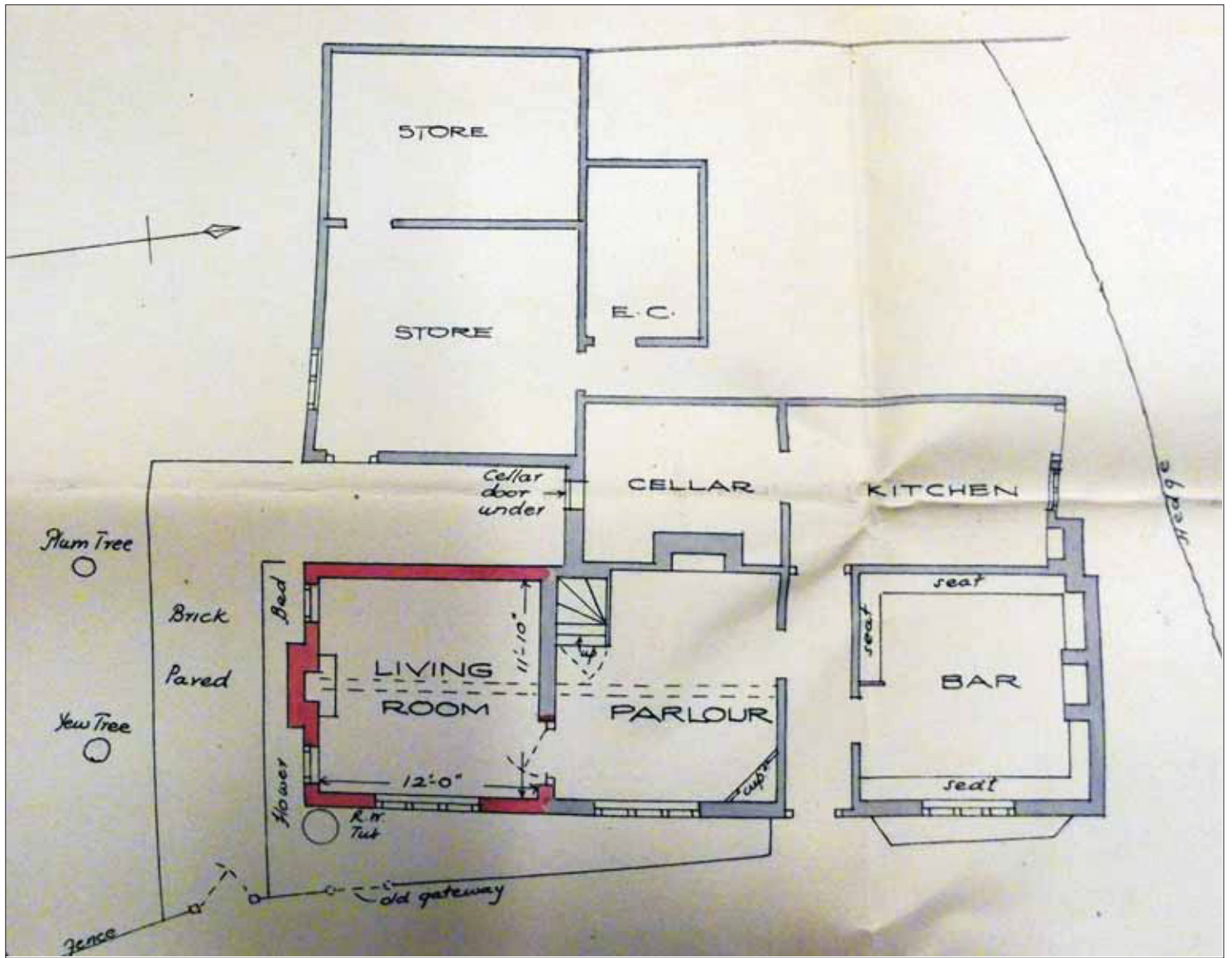
APPENDIX 2 HER SUMMARY SHEET

Site name and address:	The Black Horse Public House, 7 Potter's Cross, Wootton, Bedfordshire
County: Bedfordshire	District: Bedford
Village/Town: Wootton	Parish: Wootton
Planning application reference:	BBC Planning Ref: 13/01214/FUL
Client name/address/tel:	County Land & Development Ltd
Nature of application:	Demolition of existing building and creation of three new dwellings
Present land use:	Public House
Size of application area:	Size of area investigated
NGR (8 figures):	TL 0011 4550
Site Code:	AS1655
Site director/Organization:	Archaeological Solutions
Type of work:	Historic Building Recording (Level 3)
Date of work:	January 2014
Location of finds/Curating museum:	Bedford Museum
Related SMR Nos:	Periods represented: Late 17 th – 20 th century
Relevant previous summaries/reports: -	
Summary of fieldwork results:	<p><i>In January 2014, AS conducted historic building recording at The Black Horse Public House, Wootton, Bedfordshire followed by monitoring during soft-strip and demolition of the property with additional recording carried out to augment the existing record. The building has been much altered and modernised so that no early fixtures and fitting survives and many diagnostic features are lost. However, following the removal of modern internal elements and observation during demolition the general phases were discernible.</i></p> <p><i>Evidence suggests the building originated as a modest two-bay timber-framed house, floored from the outset with the upper floor partially housed in the roof space. Surviving diagnostic features include the butt-purlin roof, a roof type common in Bedfordshire in the 17th and 18th centuries as well as the use of primary-braced studwork. These characteristics, when considered with the use of oak and infill panels of wattle and daub, suggests a date for construction in the early 17th century, though possibly a slightly wider date range is possible.</i></p> <p><i>Most timber-framing at lower level as well as the infill panels at upper level were replaced in brick in the 18th century. At least by 1830, the building was converted for use as a beerhouse, perhaps coinciding with the additional bay extension to the north, while subsequently the rear roof was raised and the building given a pent-roofed extension. Further modifications were made in the early 20th century when, in 1912, under the tenure of Charles Wells, a taller hipped-roofed range was added to the south. Later 20th century alterations saw the building denuded of almost all historic features with modern extensions added to the rear.</i></p>
Author of summary: Lisa Smith	Date of Summary: March 2014

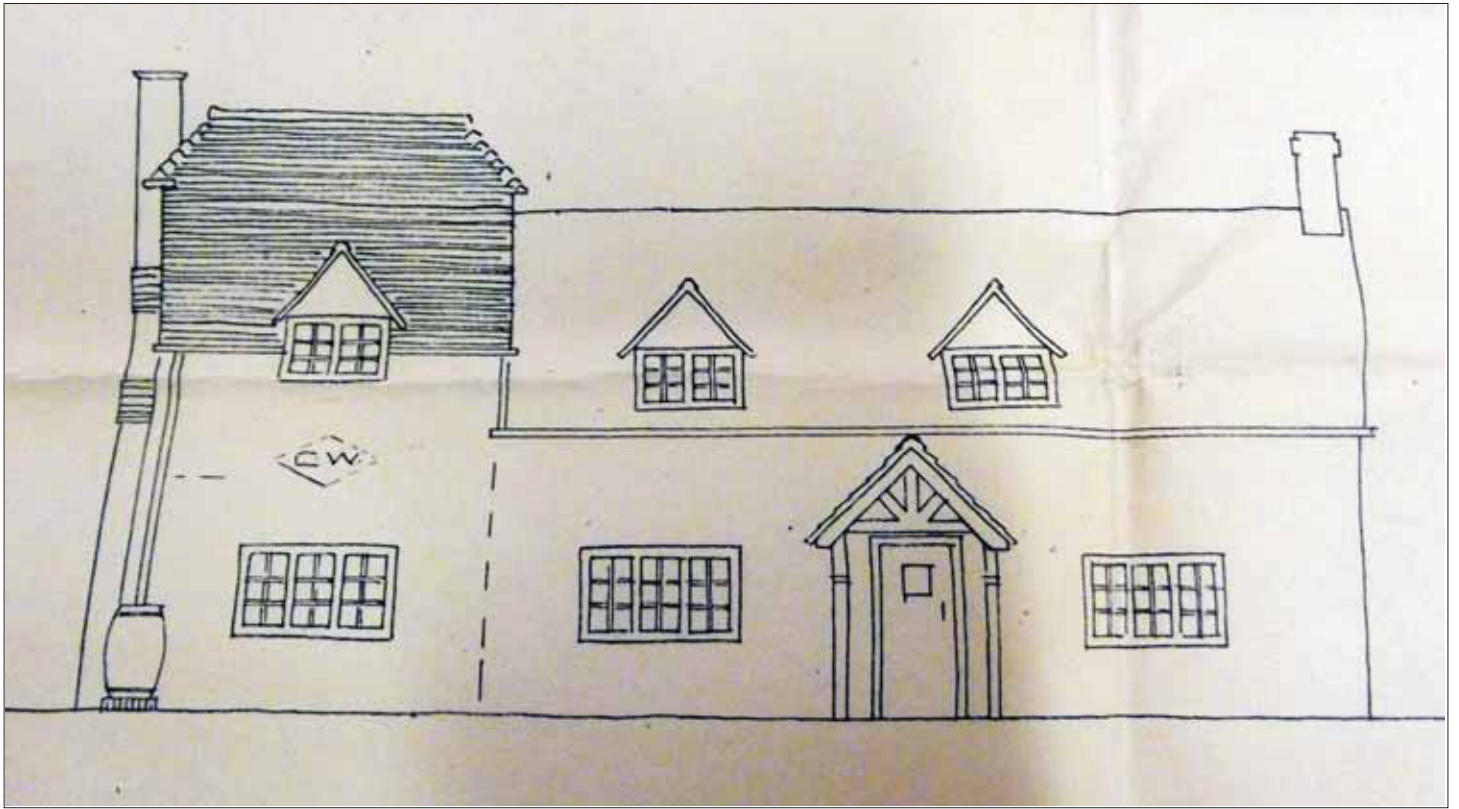
APPENDIX 3 ARCHAEOLOGICAL SOLUTIONS BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: The Black Horse Public House, 7 Potters Cross, Wootton, Bedfordshire					NGR: TL 0011 4550		
County: Bedfordshire				Museum Collecting Area: Bedford Museum			
Site Code: AS1655				Project Number: P5583			
Date of Work: January/ February 2014				Related Work:			
Brief/s				Specification/s			
Date		Present		Date		Present	
December 2013		Yes		December 2013		Yes	
Site Records (Description)							
Notes taken on site (5 pages A4) Notes taken on site (2 pages A3)							
Site Drawings (Give Details of Formats & Size)							
2 x A3 sheet of draft film							
Architect's Drawings:							
Plans and elevations 8 sheets A3 – annotated							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings in digital format on CD	
Reports							
Report No		Report Type				Present	
4523		Historic Building Recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	12-15	Yes	Yes	1	2 -8	Yes
2	120mm	1-15	Yes	Yes	2	17-23	Yes
3	120mm	1-15	Yes	Yes			
4	120mm	1-8	Yes	Yes			
5	120mm	8-15	Yes	Yes			
6	120mm	1-4	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report and separate printouts in archive folder							
Digital Photographs (Give Details):							
Digital photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							

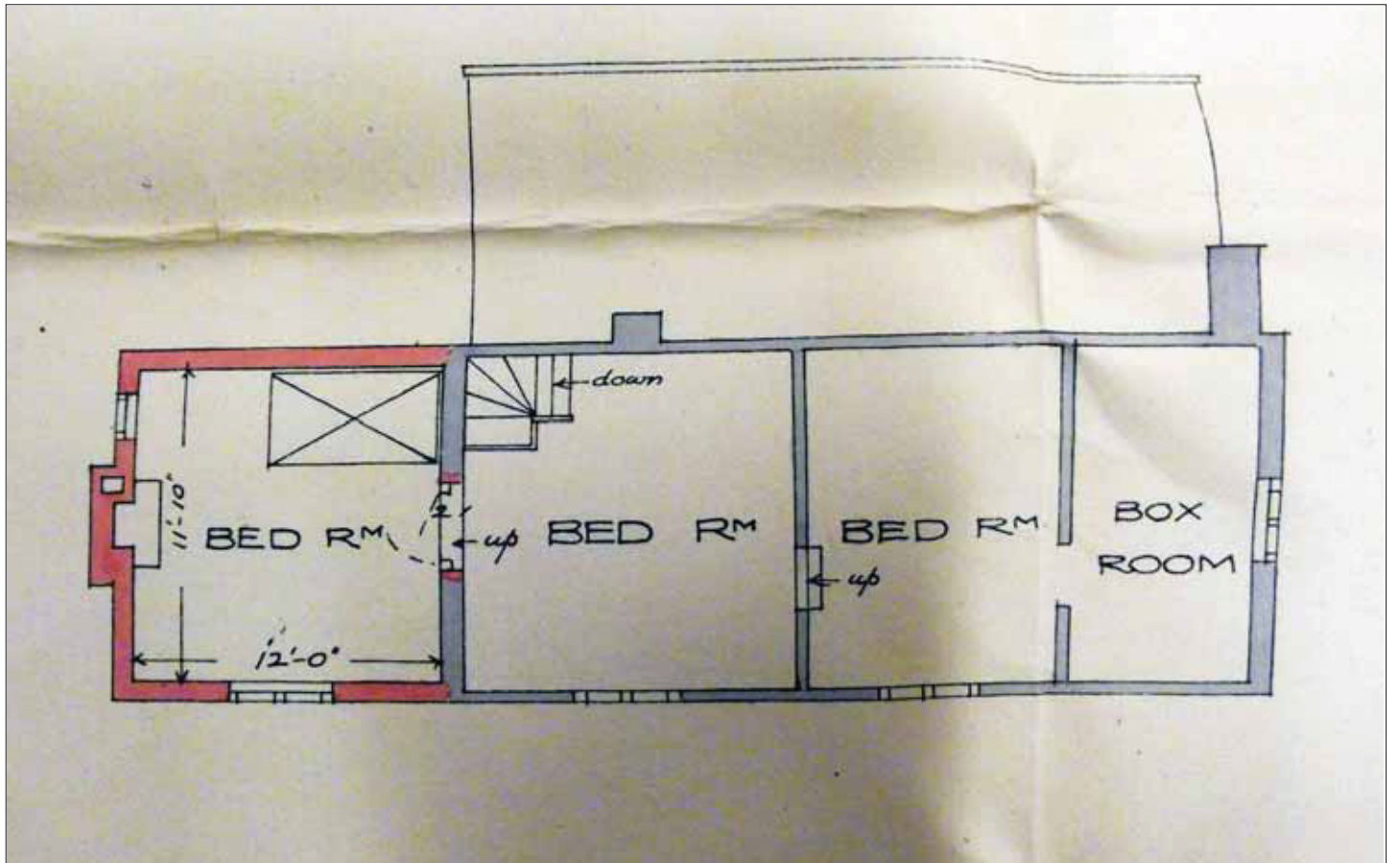
APPENDIX 4 PLANS FOR BUILDING ALTERATIONS - 1912



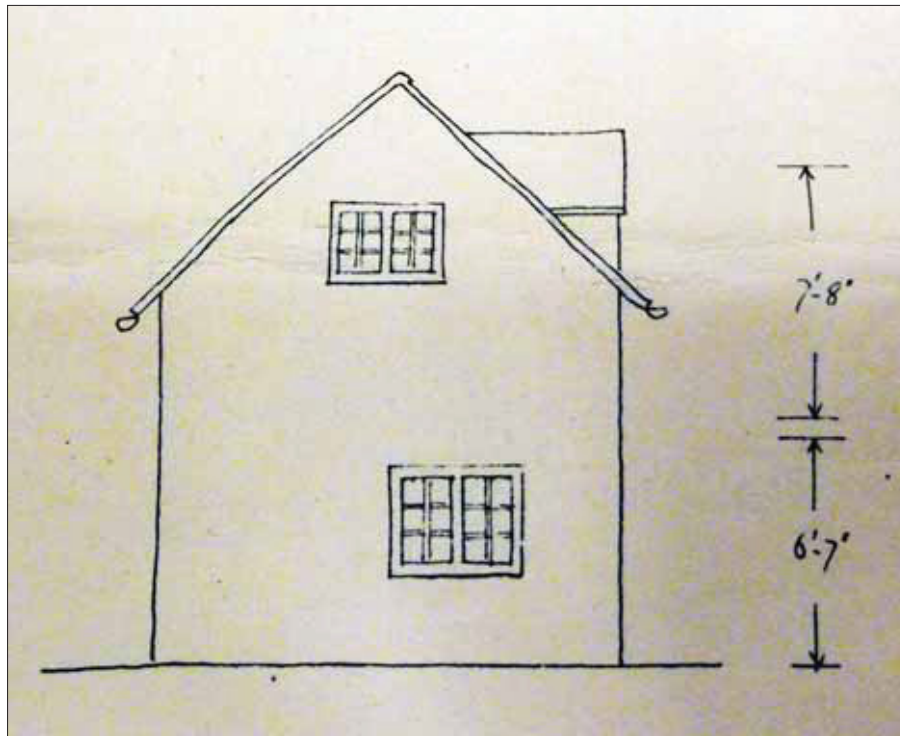
Ground floor plan



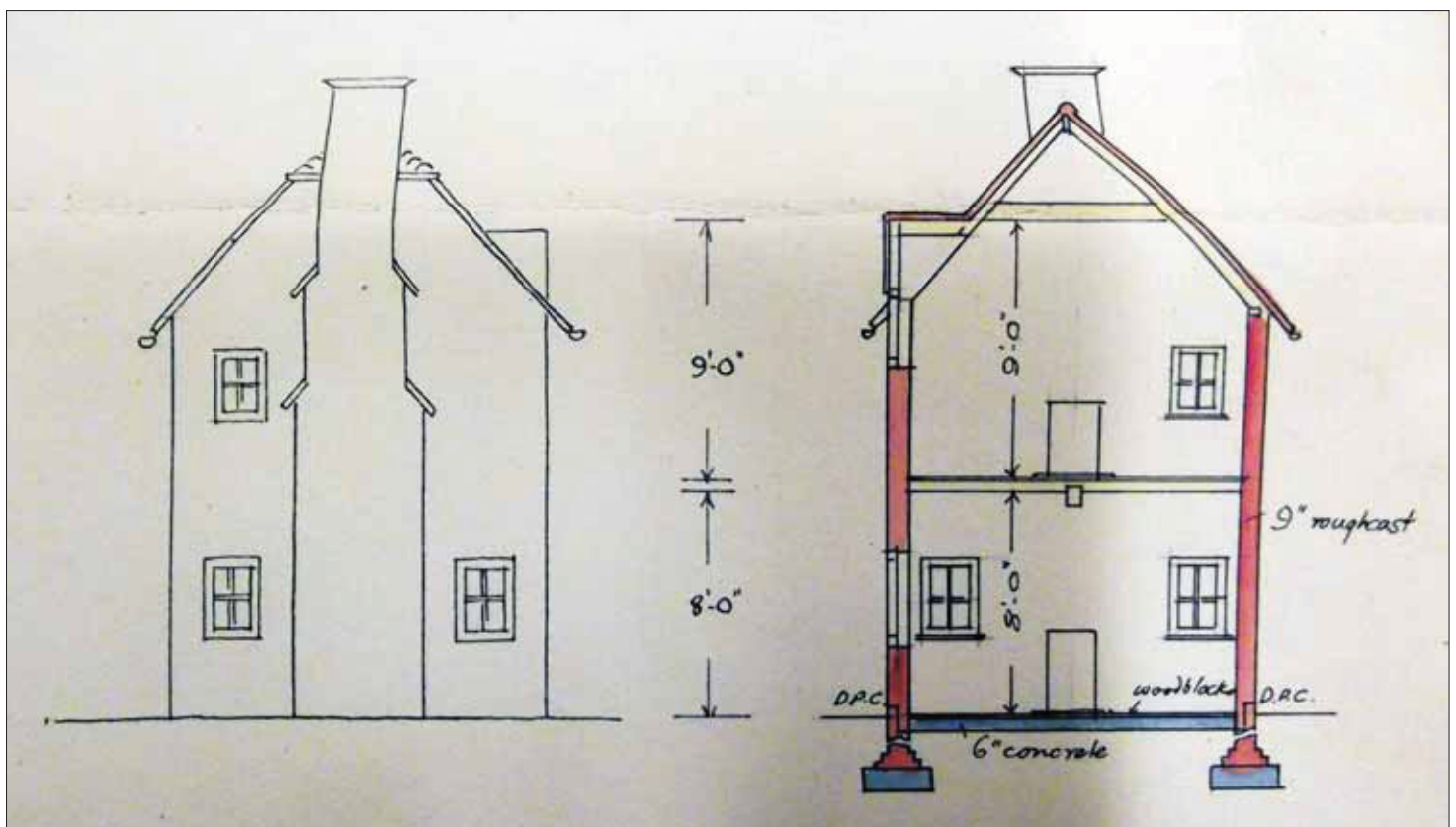
Principal elevation



Ground floor plan



North elevation



South elevation and section

PLATES



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Plate 6 Floor joisting to south bay, GF02, taken from the north-west (DP 74)



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Plate 8 Lounge bar, GF03, taken from the west (DP 22)



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Plate 10 Sections of external render to north-west elevation, south-west (DP 81)



Plate 11 Stair vestibule, the junction between historic core and rear pent-roofed extension visible in the wall, FF01, taken from the south-east (DP 43)



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Plate 18 Roof structure above two-bay historic core of the building, south-east pitch, taken from the east (DP 67)



Plate 19 Original rafter feet preserved within pent-roofed extension seen from FF05, taken from the north-east (DP 55)



Plate 20 Common-rafters rising above and below the purlin, north-west pitch, taken from the north-west (DP 92)



Plate 21

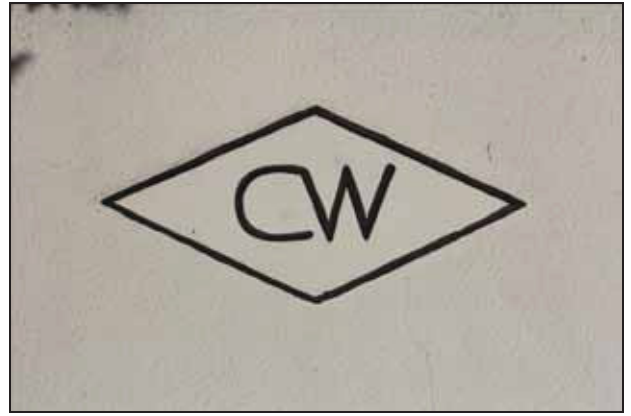
Original southern end truss to historic core against later 20th century brick addition, taken from the east (DP 105)

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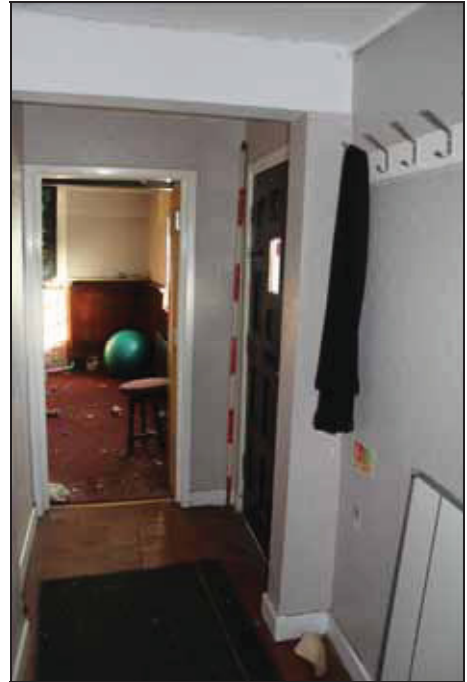
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FF02, taken from the south-west



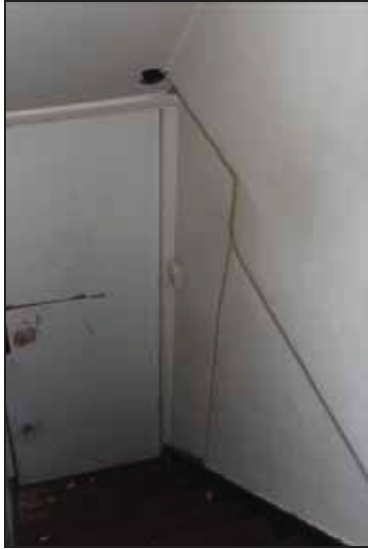
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Common-rafters rising above and below a robust purlin seen from FF05, taken from the north-west



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The Black Horse, entire roof stripped of tiles, taken from the north-east



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Principal-post morticed to the mid-rail, taken from the east



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Mid-rail section showing exposed scarf joint



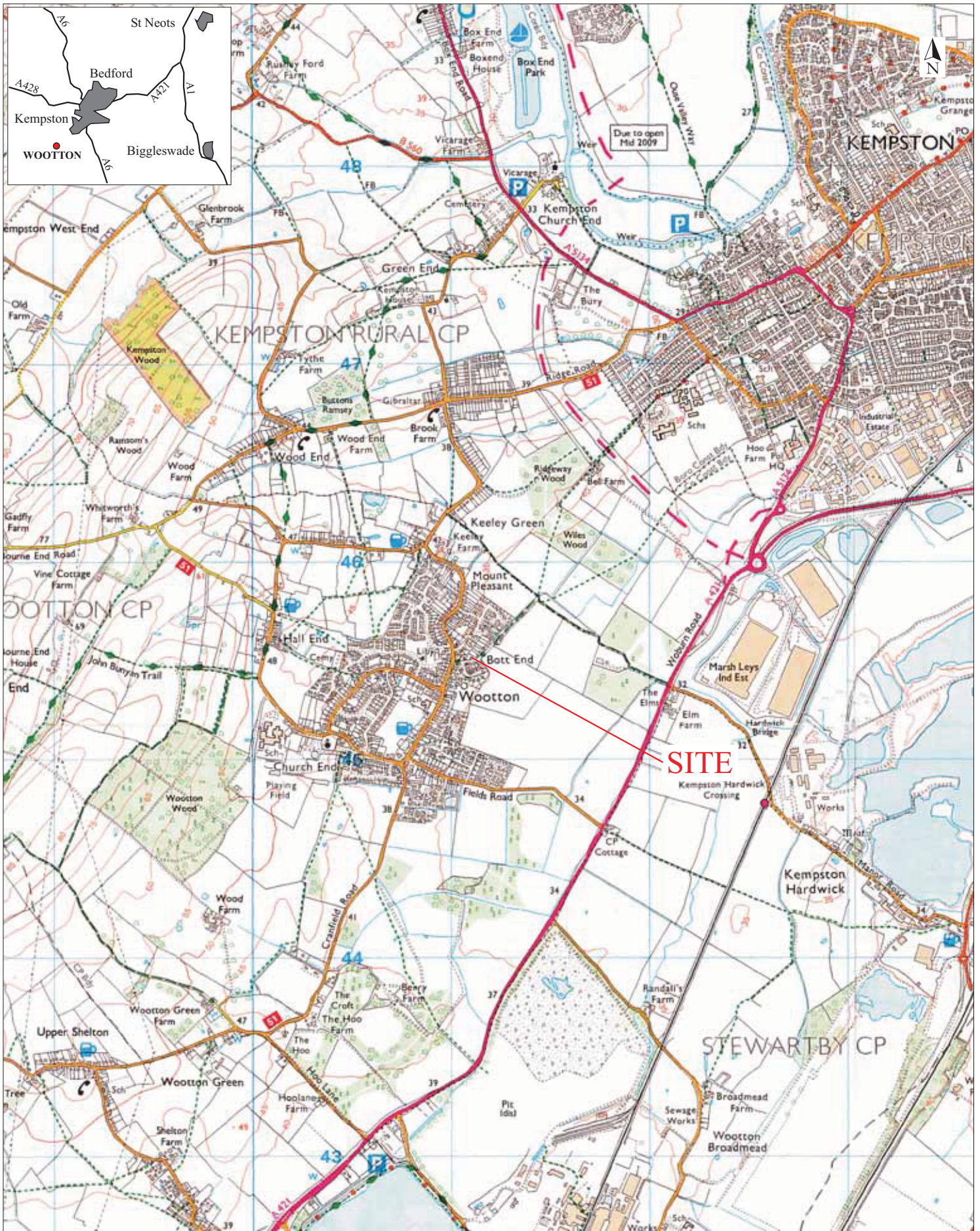
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Tie-beam and principal-rafter with one remaining stud



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All historic elements of the Black Horse demolished



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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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0 50m

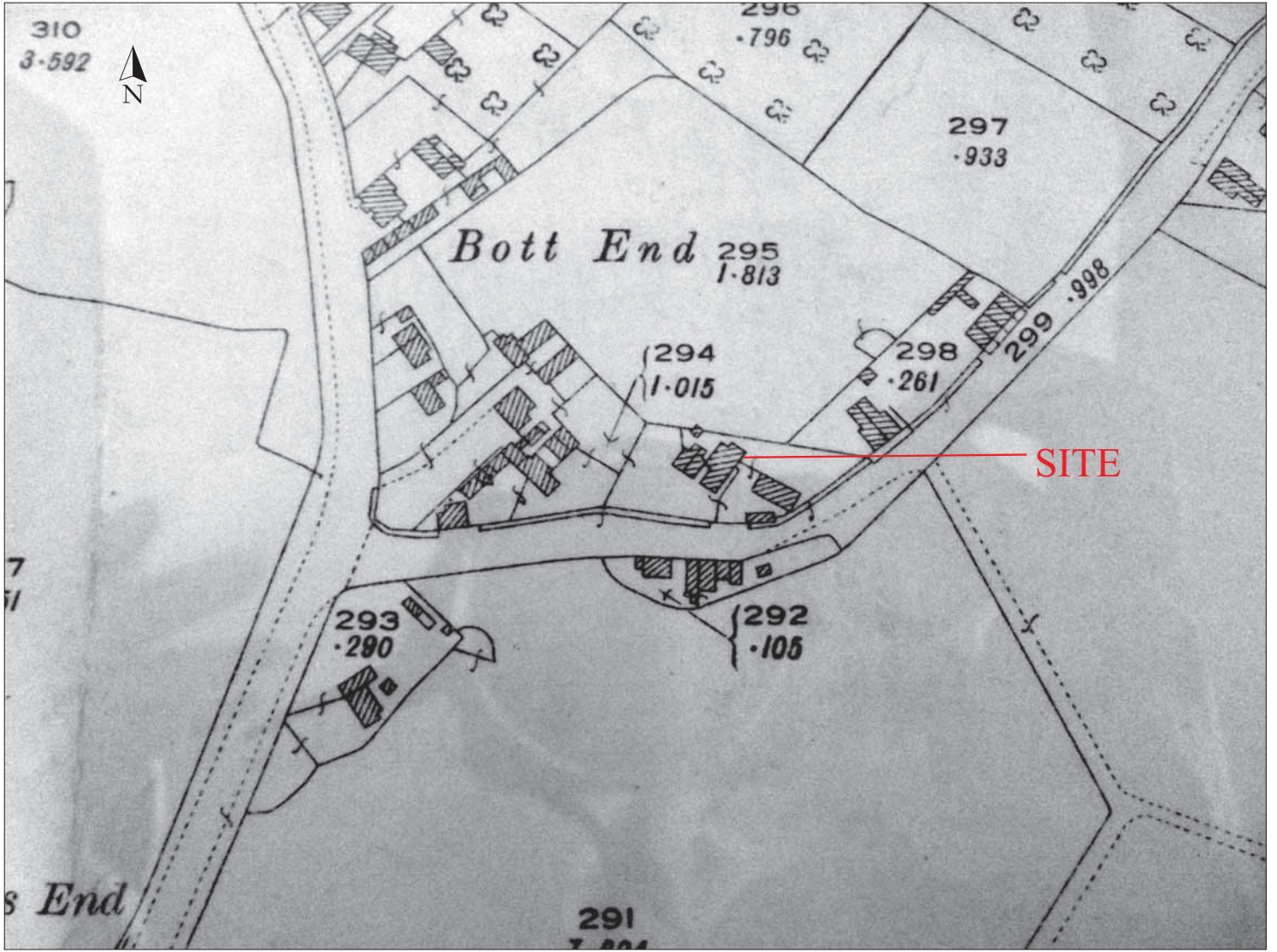
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Fig. 2 Detailed site location plan
 Scale 1:1000 at A4



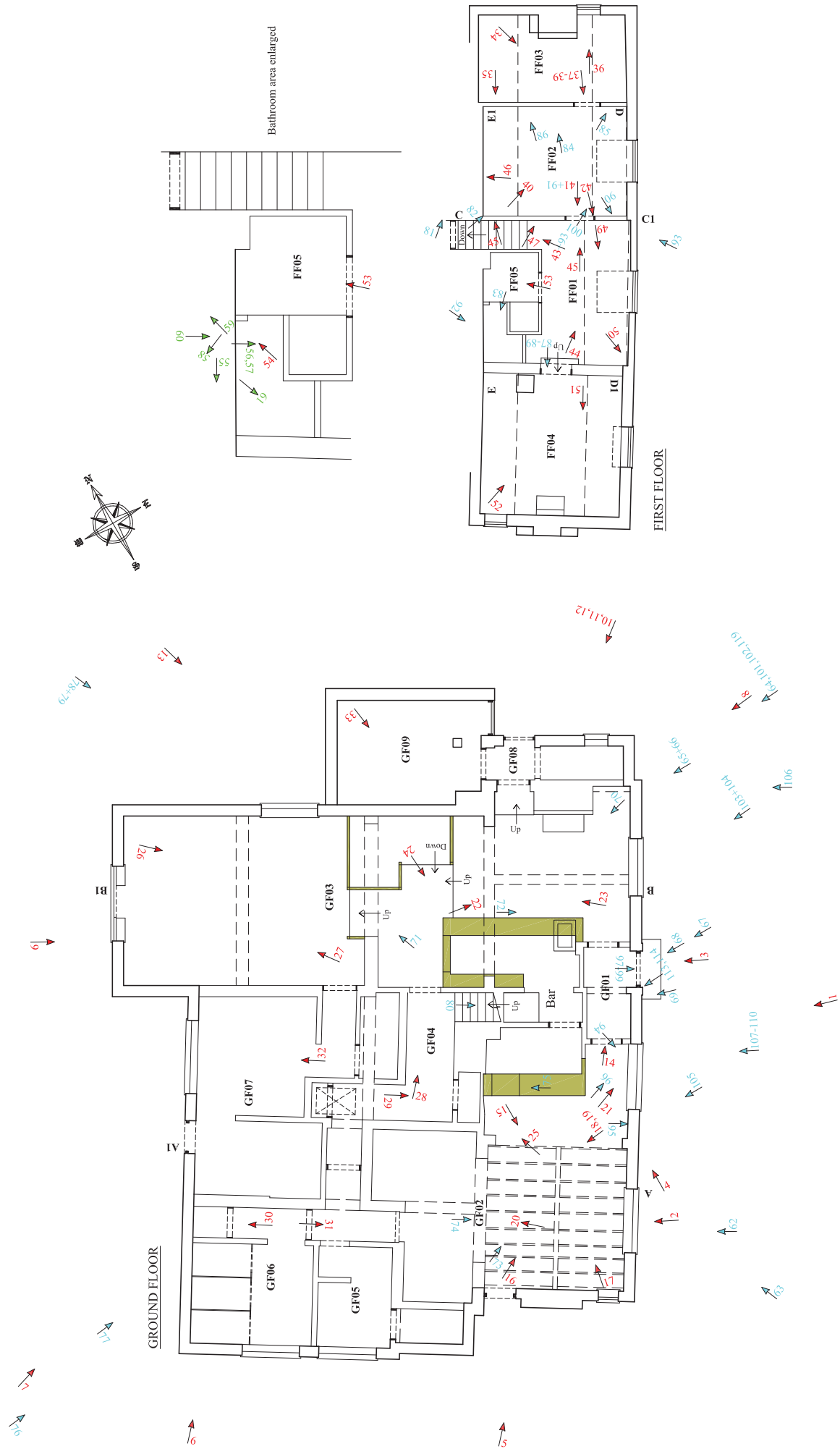
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Fig. 3 Enclosure map, 1838
Not to scale



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Fig. 4 OS map, 1901
Not to scale



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Fig. 5 OS map, 1926
Not to scale

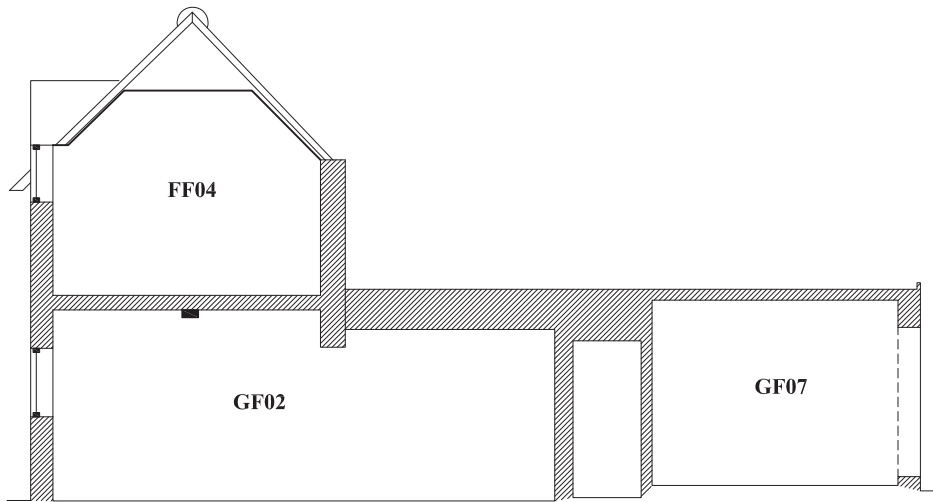


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Fig. 6 Floor plans
 Scale 1:100 at A3

- Photographic location
- Photographic location in roof space
- Photographs taken during monitoring

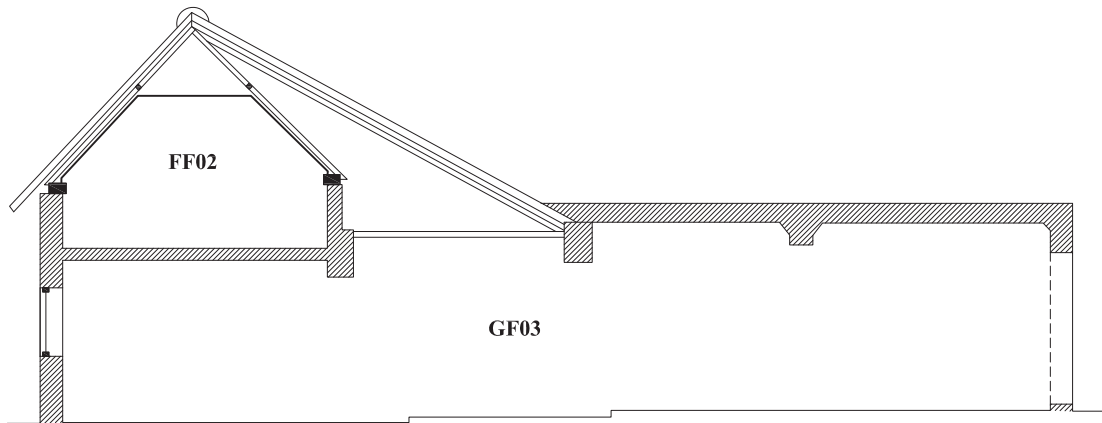
111,112,115-118
 Photographs of structural timbers





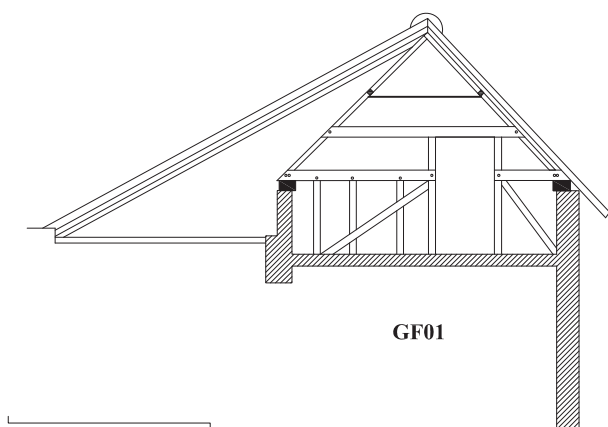
A Cross-section through north and rear ranges

A1



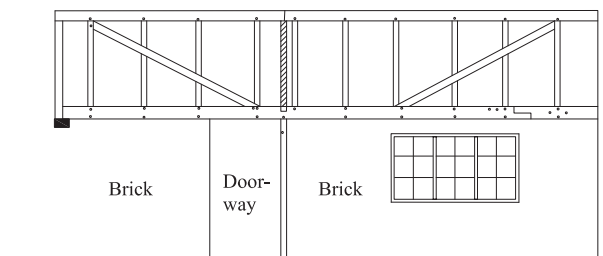
B Cross-section through historic core and rear ranges

B1



C Cross-section through historic core at upper level

C1



D

Internal south-east elevation showing surviving timbers

D1

