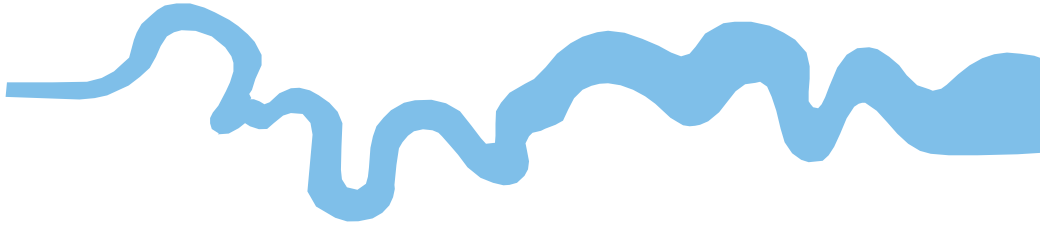


**T V A S**



**NORTH MIDLANDS**

**The former Flag Cutters public house, 360 Holt Road,  
Horsford, Norfolk**

**Building Recording**

**by Genni Elliott and Danielle Milbank**

**Site Code: HRH17/03**

**(TG 1847 1755)**

**The former Flag Cutters public house, 360 Holt Road,  
Horsford, Norfolk**

**Building Recording**

**For David Wilson Homes**

by Genni Elliott and Danielle Milbank

Thames Valley Archaeological Services Ltd

Site Code HRH 17/03

**June 2017**

## Summary

**Site name:** The former Flag Cutters public house, 360 Holt Road, Horsford, Norfolk

**Grid reference:** TG 1847 1755

**Site activity:** Building Recording

**Date and duration of project:** 19th April 2017

**Project manager:** Steve Ford

**Site code:** HRH 17/03

**Summary of results:** The building had been significantly altered in 2002 with a number of extensions demolished and a new side and rear extension constructed. Internally the building has been redesigned reflecting its change in use from a pub to a residential house.

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Norfolk Museums and Archaeology Service in due course.

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[www.tvas.co.uk/reports/reports.asp](http://www.tvas.co.uk/reports/reports.asp).*

Report edited/checked by: Steve Ford ✓ 27.06.17 Steve Preston ✓ 26.06.17
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# The former Flag Cutters public house, 360 Holt Road, Horsford, Norfolk Building Recording

by Genni Elliott and Danielle Milbank

Report 17/03b

## Introduction

This report documents the results of building recording at The Flag Cutters, 360 Holt Road, Horsford, Norfolk (TG 1847 1755) (Fig. 1). The work was commissioned by Mr Sean Marten of BDW Eastern Counties, 7 Springfield Lyons Approach, Chelmsford, Essex, CM2 5EY.

Planning consent (app no. 20161770) has been sought from Broadland District Council to redevelop the site for residential housing. A programme of archaeological work has been requested prior in order to inform the decision with regards to archaeological and heritage implications; this report documents the results of the building survey.

This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the District's policies on the historic environment. The fieldwork was undertaken by Danielle Milbank on 19th April 2017 and the site code is HRH 17/03.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Norfolk Museums and Archaeology Service and a copy sent to the National Monuments Record in due course.

## Location, topography and geology

The site is located to the north of Horsford, and approximately 9.5km north-west of Norwich (Fig. 1), at the junction of Holt Road with Green Lane, centred on NGR TG 1847 1755 (Fig. 2). The site is fairly flat at approximately 30m above Ordnance Datum. The underlying geology is mapped as Glaciofluvial sand and gravel: gravel or cobbles as part of the Briton's Lane formation (BGS 2014).

## Historical Background

The Flag Cutters was built in 1845 according to the date set into the front wall of the house and closed on 9th April 1970 (<http://www.norfolkpubs.co.uk/norfolk/horsford/horsffc.htm>). The name *Flag Cutters* supposedly refers to the cutting of peat for fuel from the surrounding heathland. More specifically the flag was the superficial deposits of looser, fibrous material. Fuel blocks made from this material could also be referred to as

flags (Wells 2000). According to a sign retained within the house (Pl. 1), the Flag Cutters was formerly owned by Steward and Patteson Ltd Brewery which operated between 1793 and 1970 ([http://breweryhistory.com/wiki/index.php?title=Steward\\_%26\\_Patteson\\_Ltd](http://breweryhistory.com/wiki/index.php?title=Steward_%26_Patteson_Ltd)).

The building is depicted on the First Edition Ordnance Survey map of 1882 where it is recorded as the Flag Cutters Beerhouse. A square building is shown along with an extension to the northwest. On the south corner of the building is a benchmark (later recorded as being 38.01m aOD). A pump is noted to the rear of the property. A building is also present fronting onto Green Lane. Little changes to the building over time, however by 1971 it is recorded as a public house rather than a beer house. The later maps consulted were too small to see any detail.

## **Methodology**

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments (RCHM(E) 1996) for a level 1 record. The survey comprises a summary statement of the building's type, purpose, materials and dates, so far as these are apparent from visual inspection, a sketch plan and basic photographic record of the exterior and interior.

## **Description (Figs. 3 and 4)**

### *External (Fig. 3)*

The building is rectangular in plan with a lean-to extension on the north-west. It is constructed of flint cobbles with brick quoins around the doors, windows and corners of the building. The roof is hipped in plan form and covered in modern pantiles. The lean-to extension is of the same construction with dentilated brickwork following the slope of the roof. The windows are of casement type and appear to be modern replacements.

On the front (south-west) façade of the building (Pl. 2) is a central porch with a pitched roof and a window on either side. The first floor contains two windows above the ground floor ones. Picked out in black flint cobbles is the date 1845. A small boundary wall is present butted up against the south-east corner of the building. The south-east façade (Pl. 3) shows two phases of building with slightly different flint cobbles and the brick quoins within the centre of the wall. Within the older part of the building there are windows in the ground and first floors. The brickwork above the ground floor window is arched rather than flat and beneath the window is further brickwork suggesting this was a former door. At the top of the wall are four rows of bricks laid in stretcher bond, above which is a dentilled brick cornice. This brickwork spans the entire length of the wall and appears to be later than the original part of the building, probably added when the building was re-roofed to

cover the later part of the building. The rear of the building (Pl. 4) contains a central door with a window to the southeast and a pair of windows to the northwest. On the first floor are a further two windows, slightly off-set from those on the ground floor. Within the lean-to is a further window. Only the lean-to can be seen within the north-west façade (Pl. 5). Three windows are placed within the wall. Within the roof of the main building is a skylight. From the style of the stonework in the wall it would appear that the lean-to was built at the same time as the rear extension.

### *Internal (Fig. 4)*

Internally the walls are a combination of plastered and exposed flint. The floors are a combination of wooden boards and tiles.

#### Ground Floor

Internally the ground floor is sub-divided into four rooms and a hallway. The front porch steps down into room 1; the living room (Pl. 6), which is 'L-shaped' in plan. In the south-east wall is a brick fireplace with a wooden lintel (Pl. 7). Slightly off-centre within the room is an exposed wooden beam spanning the width of the room and supported on a post at either end. A second beam is present where the earlier wall has been removed at the north-east end of the room.

Accessed from the lounge is the hallway (Pl. 8), which has a window within the south-east wall adjacent to the stairs to the first floor. The window is set within a panel of exposed flint work. On the other side of the window is access to a small cupboard. Externally the window appears to be a former door, but internally there is flint work beneath the window. Accessed from the hallway is the utility room (room 2, Pl. 9) containing an external door to the rear of the building and a window and the bathroom (room 3, Pl. 10), containing a single larger window. At the far end of the hallway, down a corridor is access to the kitchen/diner (room 4, Pl. 11) housed within the lean-to extension.

Within the roof space there are two partially exposed trusses of raking queen-strut or queen-post construction and the ceiling gives the impression of a pitched roof, although externally it is a lean-to style roof. Within the former external wall is a blocked door (Pl. 12) and possible window (Pl. 13) either side of the existing access to the kitchen which is via a more recent insertion.

### First Floor

The first floor consists of a central hallway off which are located five rooms; four bedrooms and a bathroom. The hallway is lit by a window above the stairs. The stairs themselves are of straight flight type with turned wooden newel posts and balusters (Pl. 14). Opposite the stairs is the bathroom (room 9, Pl. 15) which is lit by a skylight in the roof. The other four bedrooms (rooms 5-8, Pls. 16-19) are arranged two on either side of the house and are approximately equal in size. Each has a window; two overlooking the front and two overlooking the rear.

### *External Buildings (Pl. 20)*

To the rear of the building, along the Green Lane frontage are a set of outbuildings. These consist of a former stable block and shed. Both are in a dilapidated state. The stable block is constructed of a combination of brick and flint, similar to the house with a pan tile, gable end roof. Many changes are apparent, with different types of brick and brick bonding styles used as well as concrete blockwork. The shed is built of concrete blockwork with a corrugated steel roof.

### **Interpretation (Fig. 5)**

Earlier plans show that much of the alteration was carried out around 2002; the lean-to extension (room 4), the rear extension encompassing rooms 2, 3, 7 and 8 and the raising of the roof. Internally it was also substantially altered at this time with the layout redesigned and the original chimney within room 1 removed.

### **Conclusion**

Very little of the original building survives due to a substantial redevelopment in 2002 which saw the building converted into a residential property. This conversion included both side and rear extensions and a new layout internally.

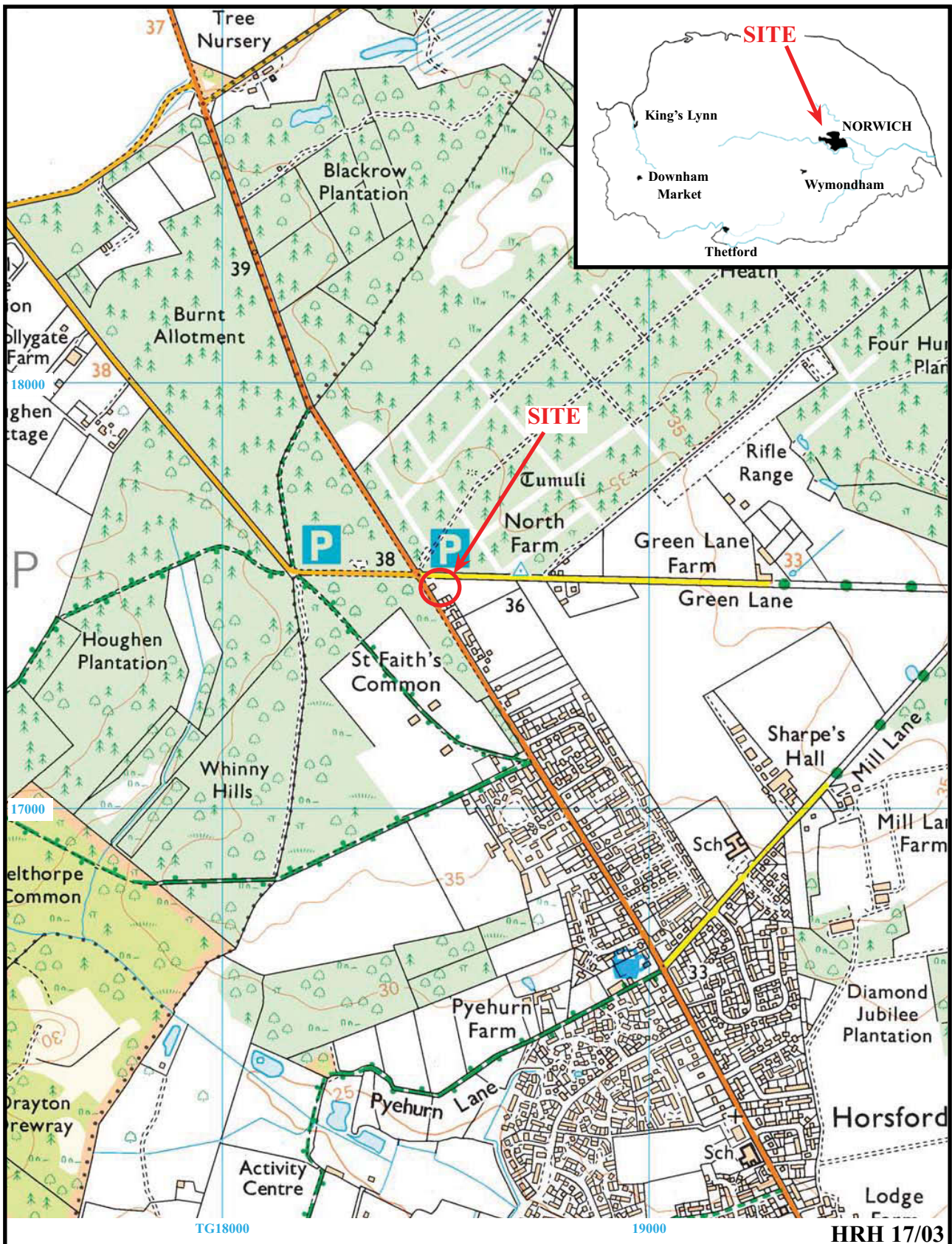
### **References**

- BGS, 2014, *British Geological Survey*, 1:50,000, Sheet 147, Solid and Drift Edition, Keyworth  
NPPF 2012, *National Planning Policy Framework*, Dept Communities and Local Govt, London  
RCHME, 1996, *Recording Historic Buildings: a descriptive specification*, 3rd edn, Roy Comm Hist Monuments (England), London  
Wells, C, 2000, 'Post Medieval Turf-Digging in Norfolk', *Norfolk Archaeol* **43.3**, 469–82

## APPENDIX 1: Photographic Catalogue

<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	-	Exterior	E	Oblique of front and side extension
2	-	Exterior	SE	Oblique of side extension
3	1x2m	Exterior	NE	Front elevation [PI. 2]
4	1x2m 1x1m	Exterior	SE	Oblique of front elevation
5	1x2m 1x1m	Exterior	NW	Oblique of front elevation
6	1x2m 1x1m	Exterior	NE	Front wall
7	1x2m 1x1m	Exterior	SE	Side extension
8	1x2m 1x1m	Exterior	SE	Side extension [PI. 5]
9	1x2m 1x1m	Exterior	SW	Rear extension [PI. 4]
10	-	Exterior	W	Oblique of side showing original building and rear extension [PI. 3]
11	-	Exterior	N	Oblique of SW elevation
12	1x2m 1x1m	Room 1	SW	Towards front door and windows
13	1x2m 1x1m	Room 1	SW	Towards front door and windows [PI. 6]
14	1x2m 1x1m	Room 1	SE	Towards fireplace [PI. 7]
15	1x2m 1x1m	Room 1	E	General view
16	1x2m 1x1m	Hallway	SE	Towards window and stairs [PI. 8]
17	1x2m 1x1m	Room 2	N	View of utility room [PI. 9]
18	1x2m 1x1m	Room 3	E	View of bathroom [PI. 10]
19	1x2m 1x1m	Room 4	NE	View of kitchen / diner [PI. 11]
20	1x2m 1x1m	Room 4	SW	View of kitchen / diner
21	1x2m 1x1m	Room 4	SE	Blocked doorway [PI. 12]
22	1x2m 1x1m	Room 4	S	Oblique of blocked doorway
23	1x2m 1x1m	Room 4	SE	Blocked window? [PI. 13]
24	1x2m 1x1m	Hallway	SE	View down the stairs
25	1x2m 1x1m	Room 5	W	General view [PI. 16]
26	1x2m 1x1m	Room 6	S	General view [PI. 17]
27	1x2m 1x1m	Room 7	E	General view [PI. 18]
28	1x2m 1x1m	Room 8	N	General view [PI. 19]
29	1x2m 1x1m	Room 9	NW	View of bathroom [PI. 15]
30	-	Room 9	NW	Skylight
31	1x2m	Hallway	NW	General view [PI. 14]
32	1x2m	Hallway	NW	Towards lounge and kitchen
33	1x2m 1x1m	External	NE	Outbuildings [PI. 20]
33a	1x2m 1x1m	External	N	Outbuildings
34	-	Exterior	E	Oblique of front and side extension
35	1x1m	-	-	Flag Cutters sign [PI. 1]





**The former Flag Cutters Public House, 360 Holt Road,  
Horsford, Norfolk, 2017**

**Building Recording**

Figure 1. Location of site within Horsford and Norfolk.

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**The former Flag Cutters Public House, 360 Holt Road,  
Horsford, Norfolk, 2017**

**Building Recording**

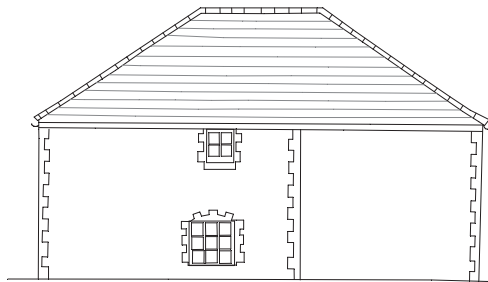
Figure 2. Detailed location of site off Holt Road.

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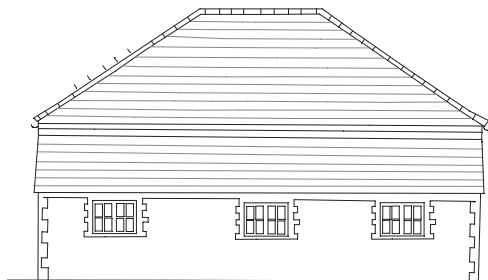
*South-west (front) elevation*



*South-east (side) elevation*



*North-east (rear) elevation*



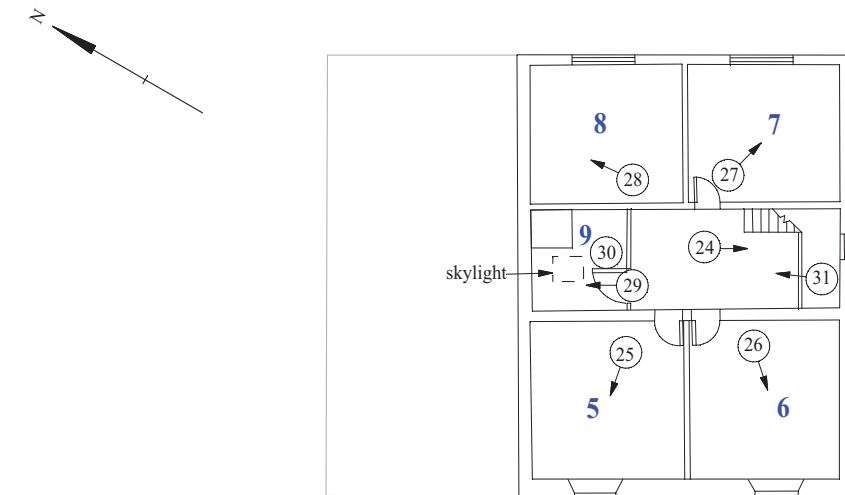
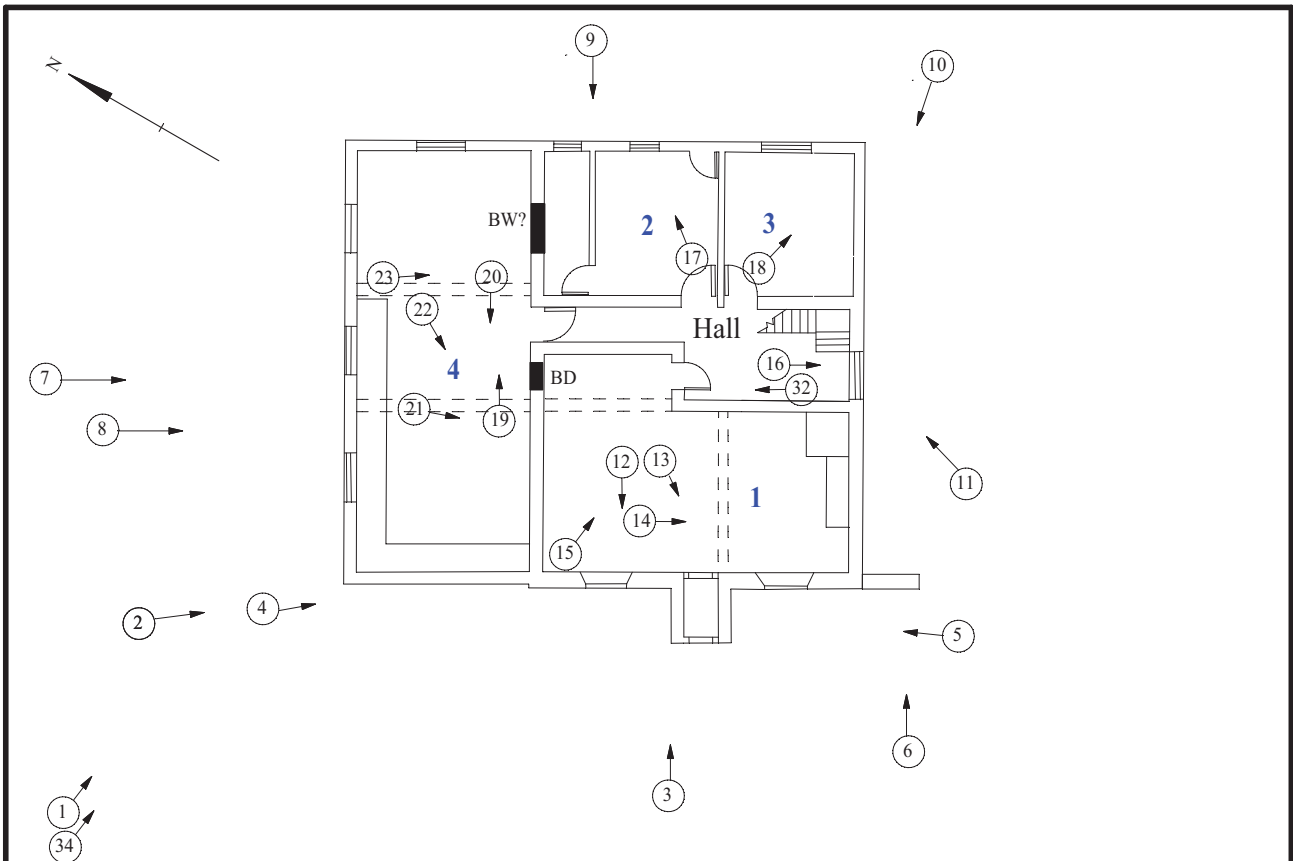
*North-west (side) elevation*

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**The former Flag Cutters public house, 360 Holt Road,  
Horsford, Norfolk, 2017  
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Figure 3. Elevations.



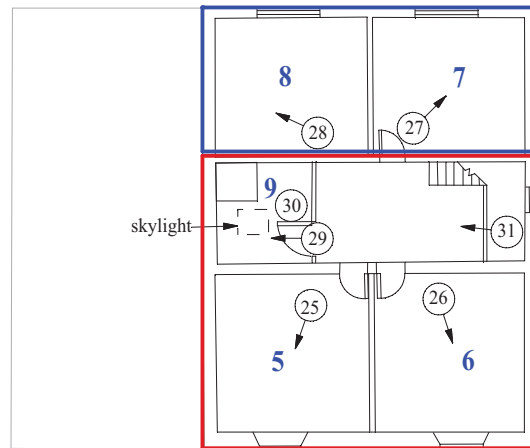
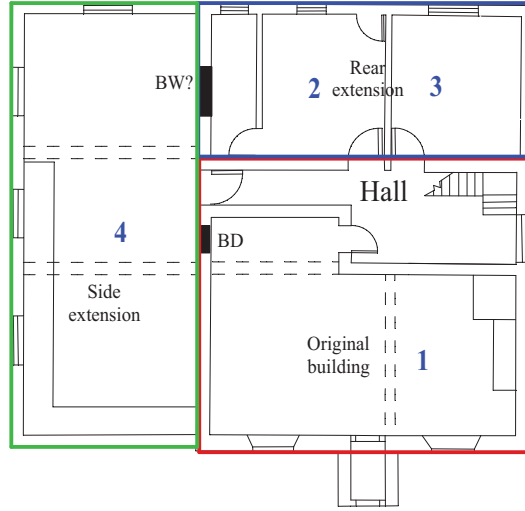


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Figure 4. Detail floor plans of Ground and First floor, showing locations and directions of photographs (see Appendix 1).





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Building Recording**

Figure 5. Block Plan showing suggested phasing





Plate 1. Flag Cutters Sign, Scales: 1m.



Plate 2. Exterior, front elevation, looking northeast, Scales: 2m.



Plate 3. Exterior, side elevation, looking west, Scales: 2m.



Plate 4. Exterior, rear elevation, looking southwest, Scales: 2m.

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**The former Flag Cutters Public House, 360 Holt Road,  
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**Building Recording**  
Plates 1 to 4.





Plate 5. Exterior, side extension, looking southeast,  
Scales: 2m.



Plate 6. Interior, room 1, looking southwest,  
Scales: 1m.



Plate 7. Interior, room 1 fireplace, looking southeast,  
Scales: 2m and 1m.

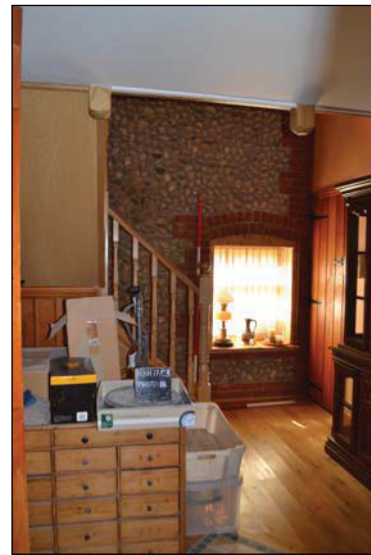


Plate 8. Interior, ground floor hallway,  
looking southeast, Scales: 2m and 1m.

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**The former Flag Cutters Public House, 360 Holt Road,  
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Building Recording  
Plates 5 to 8.**

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Plate 9. Interior, room 2, utility room, looking north,  
Scales: 2m and 1m.



Plate 10. Interior, room 3, bathroom, looking east,  
Scales: 2m and 1m.



Plate 11. Interior, room 4, kitchen/diner,  
looking northeast, Scales: 2m and 1m.



Plate 12. Interior, room 4, blocked door,  
looking southeast, Scales: 2m and 1m.

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**The former Flag Cutters Public House, 360 Holt Road,  
Horsford, Norfolk, 2017**  
**Building Recording**  
Plates 9 to 12.







Plate 13. Interior, room 4, blocked window, looking southeast, Scales: 1m.

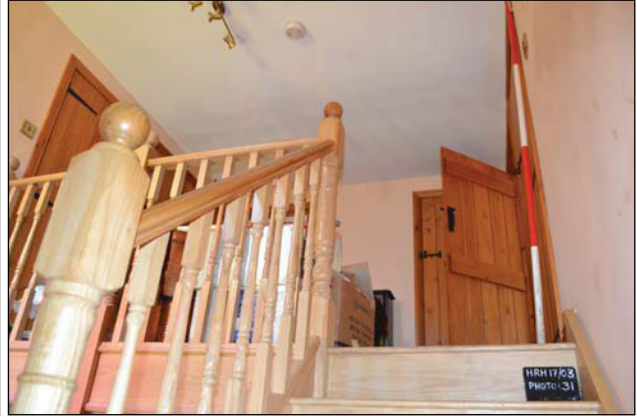


Plate 14. Interior, hallway, looking northwest, Scales: 2m.



Plate 15. Interior, room 9, bathroom, looking northwest, Scales: 2m and 1m.



Plate 16. Interior, room 5, looking west, Scales: 2m and 1m.

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**The former Flag Cutters Public House, 360 Holt Road,  
Horsford, Norfolk, 2017**  
**Building Recording**  
Plates 13 to 16.

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Plate 17. Interior, room 6, looking south,  
Scales: 2m and 1m.



Plate 18. Interior, room 7, looking east,  
Scales: 2m and 1m.



Plate 19. Interior, room 8, looking north,  
Scales: 2m and 1m.



Plate 20. Exterior, outbuildings, looking northeast,  
Scales: 2m and 1m.

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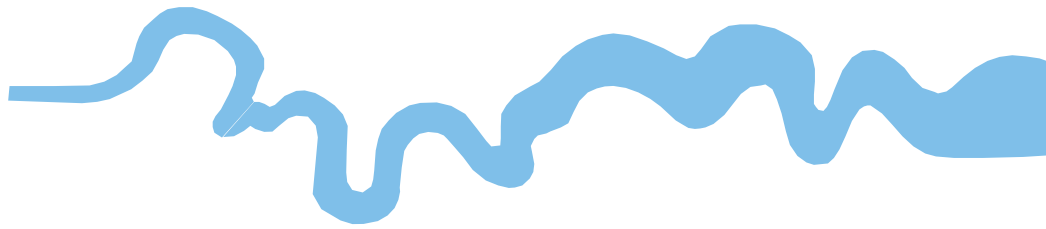
**The former Flag Cutters Public House, 360 Holt Road,  
Horsford, Norfolk, 2017  
Building Recording  
Plates 17 to 20.**

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## TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC





**TVAS (North Midlands),  
2B Stanton Road, Meir  
Stoke-on-Trent, ST3 6DD**

**Tel: 01782 595648  
Email: [northmidlands@tvas.co.uk](mailto:northmidlands@tvas.co.uk)  
Web: [www.tvas.co.uk/northmidlands](http://www.tvas.co.uk/northmidlands)**

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