



**The George Inn
Maulden
Bedfordshire**

HISTORIC BUILDING REPORT

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Preface

Every effort has been made in the preparation of this document to provide as complete a report as possible, within the terms of the commission. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

The building recording was undertaken by Mark Phillips. The photographic survey was carried out by Nigel Macbeth. Mark Phillips is the author of the report and the project was managed on behalf of Albion Archaeology by Hester Cooper-Reade BA (hons).

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Structure of this report

Section 1 is an introductory chapter giving the background to the report. Historical background information derived from historic maps and documents is presented in Section 2. A description of the building forms Section 3 with Analysis of the construction sequence and dating in Section 4. The heritage values of the building are examined in Section 5.

Figures showing the floor plans and photographs are included at the end of the report. Plans are based on a measured survey provided by the client.

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1. INTRODUCTION

1.1 *Background to the Report*

This report presents information derived from historic documents and examination of the historic building fabric. The report has been commissioned to gather information which can inform future planning proposals for repairs and alterations.

1.2 *Site Location and Description*

The building stands on the north side of George Street, Maulden centred on OS NGR TL 05670, 37945.

Maulden is a linear settlement which extends east-west along the road between Ampthill and Clophill. The modern residential focus, the result of settlement expansion in the late twentieth century, lies towards the west end of the village. The George Inn is situated on the eastern edge of this residential focus with open fields and the medieval parish church on rising ground to the north.

1.3 *List Description*

GV II (Group Value II)

Public House. Probably C16, with c17, C19 and C20 additions and alterations. Close studded timber frame with wattle and daub infill faced in brick, C19, and with brick additions, the C19 brickwork is in flemish bond and painted. C17 wing clad in brick in english bond. Plain tile roofs. Corniced brick stacks. 2 storeys and attic. 2 bays, with C19 single storey bay slightly set back on left, tower gabled, C17, wing to rear left, and single storey, gabled C20 wings to rear right and extreme rear left, further C20 rear additions. Plinth windows are wooden casements, each light with a horizontal glazing bar. Double sided brick steps up to central board door in segmental- arched reveal flanked by canted bay windows, all under bracketed pent tile canopy. 1st floor jettied slightly with two 3-light windows flanking the pub sign. Central ridge stack. Added bay on right has two-light segmental-arched window, dentilled eaves, and tall stack at right side.

Rear: Left bay has exposed wall-post on right and two-light 1st floor window. Two small 1st floor windows to wing. Right return; bracketed window. Two below tile pentice. Exposed timber framing above mid-rail comprising posts and struts, with collared raking and queen strut truss.

Interior: 3-bay timber frame, with well moulded timbers. On ground floor 2 right bays formed a single cell having ceiling quartered by large scantling triple ovolo-moulded beams, the mid rail at right end similarly moulded. Left bay has chamfered spine beam, rear wing has double ovolo and fillet moulded spine beam, the moulding run out at one end. On the first floor are visible parts of the timber frame which are jowelled wall-posts, intermediate posts and rails, and wall plate. 2 left bays originally formed one cell, having chamfered spine beam and stepped cyma stops at left end and moulded pendant at right end. probably C17 winder stair up to attic, which has close studded partition walls between bays and end walls



(cambered collar at right end), large scantling clasped purlins, old pegged halved rafters, and arched wind braces.

(source English Heritage)

1.4 Aims and Objectives

The objectives of the investigation and report are summarised below:

- Identification and recording of any significant structural features or relationships. Investigation of the chronology, construction, fabric and development of the building
- An annotated plan and interpretation of the structure
- A photographic record
- An account of plan, form, function, age and development
- An account of materials and construction
- An account of any fixtures or fittings associated with the building and their purpose

The principle aim of the investigation and report is to provide a detailed description of the building along with an analysis of its historical development to inform possible repairs and alterations.



2. HISTORICAL BACKGROUND

2.1 Maps

Historic maps held by the Bedfordshire and Luton Archives and Records Service (BLARS) were examined.

2.1.1 Enclosure map 1797

This map (BLARS ref. MA32) includes detail of the building and its associated outbuildings (Figure 1). The building shown is T-shaped, comprising the main range and the rear wing. Outbuildings at this time consisted of a small building to the north of the inn and a long building situated on the eastern boundary of the plot.



Detail

Figure 1: Enclosure map 1797



2.1.2 Estate map 1821

An estate map drawn in 1821 (BLARS ref. R1/55) shows land belonging to the Duke of Bedford (Figure 2). The map shows basic details of buildings. The T-shaped outline of the main building is shown but no outbuildings were included in the drawing. Henry Crabb is listed as the owner at this time. He also owned a large field and tenement plot lying 400m to the south-east of the George.



Figure 2: Estate map 1821

2.1.3 Ordnance Survey 1883

The 25" scale first edition Ordnance Survey was surveyed in 1882 and published in 1883 (Figure 3). This drawing was the first to show the buildings in detail.

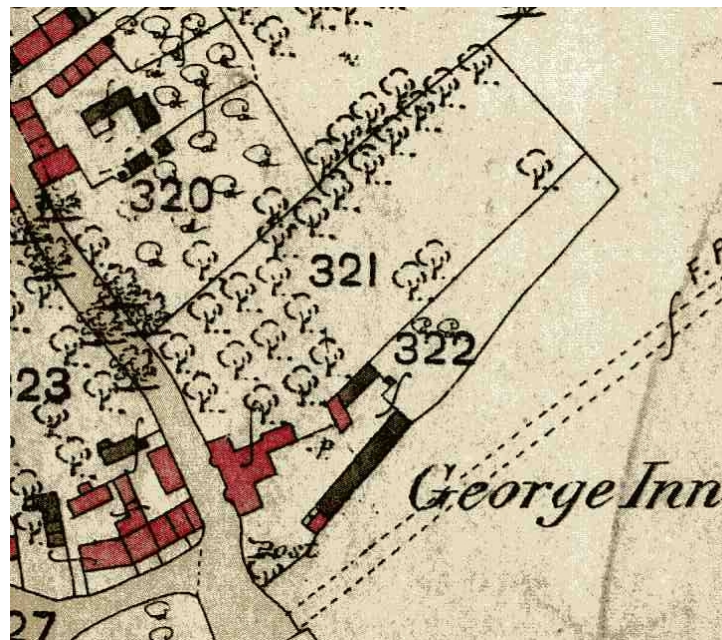


Figure 3: First edition Ordnance Survey 1883



The plan shows the main building clearly including the two bay windows on the street frontage. The proportions indicate that the main range had been extended to the north and that a lean-to along the north side of the rear wing had been built by this time. A structure is shown at the rear of the building which extended to the east of the rear wing and lean-to.

The inn is shown at the western end of a large rectangular plot which consisted of three parts; a yard at the southeast of the inn, a narrow strip which extended northeast from the yard and a large area to the north of the inn. Trees shown in the larger area probably represent an orchard situated next to George Street.

The outbuildings appear similar to those of 1797 with an addition of one small building in the northeast part of the yard area. The long range of outbuildings along the eastern boundary of the plot includes a block shown in red at the south end of the range which corresponds to the location of a brick and timber outbuilding on the site today. The overall length of the range would have been approximately 30m. The yard area between the outbuildings contained a pump which is marked with a *P*.

The second edition (1901) and third edition (1925) Ordnance Survey maps show few changes. The small outbuilding to the north appears to have been

2.2 *Historic records*

2.2.1 *Trade directories*

Trade directories for Bedfordshire were published from the eighteenth century onwards, however these generally only provided detail for the main centres of population before the mid nineteenth century.

Date	Directory	Name
1854	Post Office Directory of Berks, Northants and Oxon with Beds, Bucks and Hunts	Croxford Thomas Wheatley, George inn, & baker
1876	Harrod & Co.'s Directory of Bucks, Berks, Oxon, Hunts and Northants	Kirby William, baker and vict. The "George"
1890	Kelly's Directory of Bedfordshire	Marlow John, The George P.H
1898	Kelly's Directory of Bedfordshire	Atkins Edwin, The George P.H. & baker
1903	Kelly's Directory of Bedfordshire	Atkins Edwin, The George P.H. & baker
1910	Kelly's Directory of Bedfordshire	Atkins Edwin, The George P.H
1914	Kelly's Directory of Bedfordshire	Atkins Edwin, The George P.H

Table 1: Trade directories



The trade directories list the other public houses in Maulden, the White Hart, the Dog and Badger with the Black Horse from 1890 onwards. In addition to the public houses the directory entries for Maulden always include one or two beer retailers. Edwin Atkins who is listed as the landlord of The George from 1898 was initially listed as a beer retailer in 1890. William Atkins, presumably related to Edwin, was listed as a baker in 1876 and 1890. The George appears to have been both an inn and bakery because successive landlords from at least 1854 until the 1900s were listed as bakers.

2.2.2 Brewery records

Two large bundles of documents relating to Simpsons brewery in Baldock held by Hertfordshire Archives and Local Studies (HALS) include some details of ownership of The George (HALS ref. D/ESb T151). The documents, which date from between 1832 and 1841, include lease agreements and mortgages. The George Inn is named in several of these documents although with little detail and the same formulaic description being repeated in each instance. The land directly attached to The George is described as “the yard and garden tenements”. This along with other meadow and arable land elsewhere in the village amounted to 9 acres, 3 rods and 27 perches. In 1832 it was described as lately held by Henry Crabb Esq. deceased, now in the occupation of Josiah Croxford. An estate map of 1821 (BLARS ref. R1/55) shows the land belonging to Henry Crabb as The George and a large field and tenement plot lying 400m to the south-east of the George close the junction of the present Clophill and Silsoe Roads.

In the 1854 post office directory Thomas Wheatley Croxford is listed as the proprietor of The George and had presumably inherited from Josiah Croxford.

Records held by the Bedfordshire and Luton Archives Service include the alehouse licence register for 1822 (ref. CLP 13), the sale to Morris & Co in 1907 (ref. CCE 5304/1) and the sale to JW Green Ltd in 1926 (ref. CCE 5304/3).



3. BUILDING RECORDING: DESCRIPTION

3.1 **Methodology: Building Recording**

Throughout the project the standards set in the IFA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* and English Heritage's *Understanding Historic Buildings* (2006) have been adhered to. All work has been done in accordance with the IFA Code of Conduct.

The site survey comprised detailed examination of the buildings and a photographic record. On site records were made as annotations on a detailed site survey drawing provided by the client. The photographic records comprise medium format monochrome and high resolution digital images. In the report the photographs have been reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size.

For the purpose of clarity the building is described as though it is aligned on cardinal compass points with the street frontage as the west facing elevation. In the description text that follows the general layout of the building and the external elevations are described first. The internal details of the building are described by floor, starting with the cellar.

3.2 **General Description of Site and its Layout**

The core of the building comprises a two storied main range aligned north-south with a two storied wing at the rear forming a T-shaped plan. The main range has a gabled roof with a central stack. The rear wing has a gable roof with a stack at its east end.

The building has been extended by the addition of single storey additions at the north end of the principle range and along the northern side of the rear wing. Further single storey extensions have been added to the east end and south side of the rear wing in the modern period.

3.3 **Exterior description**

The following external description is ordered by individual building units, main range, rear wing etc. Evidence of the construction sequence is included where the relationship is visible in the external details. The modern extensions to the building have been included below but will not be considered in detail in the internal description of the building.

3.3.1 **Main range**

The main range measures 13m by 5.2m and is aligned approximately north-south along the street frontage. It sits on a raised brick plinth. The lower storey is in brick in Flemish bond whilst the first floor has a smooth rendered finish over a timber framed structure. It is painted white with the plinth and exposed timber frame in black. The gabled roof is covered with plain tiles. A ridge stack in red brick is situated off-centre, towards the north end of the range.



Frontage has an off centre front door under a segmental headed opening with two canted bay windows below a tiled pentice roof supported on shaped wooden brackets (Plate 1). The door is accessed via a raised brick platform with steps at either end. This is constructed in red brick in Flemish bond with blue-grey brick dressings including bullnosed edging to the platform and steps. The first floor is slightly jettied and has two three-light windows.

The south end has a single bracketed two light window below a tiled pentice roof at ground floor level (Plate 2). The first floor is slightly jettied with exposed timber frame consisting of corner posts and three studs. The gable has a small two light window in its upper part with framing below comprising a collar and raking queen struts.

The southern bay at the rear of the main range has a first floor two light window and a small part of the timber is visible (Plates 2 and 3). The northern gable is covered in smooth white render with no windows or framing visible externally.

3.3.2 Rear wing

This two storied range is approximately square in plan and is 5.8m east-west by 6m north-south (Plates 3 and 4). It abuts the east side of the main range and is located off-centre with its ridge aligned on the stack of the main range.

The walls are of brick in English bond, painted white. The gable end has two small windows located to either side of the internal stack. The plain-tiled gabled roof is slightly lower than that of the main range. A ridge stack at the gable end is constructed with an irregular mixture of yellow and red brick.

3.3.3 North extension

This consists of a single storey brick extension located at the north end of the main range (Plates 1 and 4). It measures 5.2m east-west by 4.5m north-south. The west elevation is painted white and has dentilled eaves and a two light segmental headed window. The gable end and east sides are unpainted and show an irregular mixture of yellow and pinkish red bricks laid in Flemish bond. A tall square ridge stack in the same mix of yellow and pinkish brick rises above the gable end. The east wall contains a square headed window opening with cement rendered reveals and a cill of blue-grey bullnosed bricks. The opening is situated inside a larger opening which has been infilled above and to the right of the window with red brick.

At some point the roof has been modified, raising the height of the ridge slightly. This can be seen at the gable in the contrasting red brick added just below the roof-line and extending a short distance up either side of the stack.

3.3.4 Lean to and gabled extension

This part of the building comprises two distinct elements, a stone lean-to which extends along the north side of the rear wing and small brick gabled building attached to the east end of the lean-to (Plate 4).

The lean-to is 6.3m long and 2.8m wide. The structure consists of a single stone wall covered by a cat-slide roof on the north side of the rear wing. The wall is



constructed in coursed Greensand rubble with larger stones used in the lower part of the wall. There is a single window opening in the middle of the wall and two small bricked up openings at the west end. At the west end the stone wall abuts the brickwork of the north extension in a straight join indicating that it post dates the brickwork.

The brick building forms a short gabled end to the lean-to. It measures 5m north-south by 1.8m east-west. The north-west corner of the building is built on top of the stone walling of the lean-to, showing that it is later addition. Most of the brickwork is covered in cement render. The gable wall on its west side which rises over the lean-to roof is not rendered. This consists of uniform red brick with narrow mortar joints in stretcher bond. A short stack rises from the roof at the gable end on the north side of the ridge. This small brick extension appears to have been built to add a hearth to the lean-to.

3.3.5 Eastern extension

This modern single storey extension is situated at the eastern end of the rear wing (Plate 3). It is 4.7m east-west by 5.3m north-south. It is constructed in a mixture of brick and building blocks and is covered by a shallow, sloping felt roof. The mixed materials and layout in plan suggest that it is the result of more than one phase of construction. Internally it is divided into a larger northern section which formed part of the kitchen, possibly a store and preparation area. The smaller section at the south formed an external access to the cellar via double doors in its south side.

3.3.6 Southern extension

This modern single storey extension fills the angle between the south side of the rear wing and the east side of the southern bay of the main range (Plates 2 and 3). It measures 6m east-west by 4.8m north-south. It is constructed in brick, painted white and covered by a shallow pitch gabled roof in machine made tile. It has single windows in its south and east walls. A door covered by a bracketed gabled roof in the east wall gives access to the bar areas. This modern extension incorporates an entrance lobby, the gents toilets and an extension to the bar areas.

3.4 Interior description

In description of the interior begins with the cellar and moves upwards. The individual rooms are described by the main building units e.g. main range, rear wing etc. The modern extensions which were added in the late twentieth century have not been included in the following description.

3.4.1 Cellar

A brick-lined cellar measuring 4m by 2.7m lies beneath the southern half of the rear wing (Plate 5). There is an opening for barrels in its south-east corner which communicates with a delivery area in the modern extension at the rear of the building. The cellar is accessed by wooden steps in its south-west corner via a door off the corridor behind the bar.

3.5 Ground floor (Figure 4)

The ground floor contains two bar areas; one occupies the north bay of the main range and the northern extension the other is situated in the south of the main range



and the modern extension at the south-east. The ground floor room of the rear wing contains a dining room adjacent to a kitchen in the lean-to on its north side and a modern extension at its east end. The toilets are located in the west end of the lean-to and in the extension at the south-east of the building. The first floor is accessed from an enclosed staircase located between the main range and rear wing.

3.5.1 Main range

The main range forms the principle bar area of the public house. A small lobby inside the front entrance along with an internal door divides the area into a northern third (Plate 10) and southern two-thirds (Plates 6 and 7). A serving bar fronted in light, yellow pine matchboard occupies the eastern side of the main range. The outer walls are lined with modern matchboard wainscot with a dark brown or black finish.

Visible historic fabric comprises moulded ceiling beams and sections of timber frame visible at ceiling level in the east wall. The original brick fireplace in the main range has been removed at ground floor level.

The ceiling beams indicate that the modern bar division reflects the original layout of the main range. Transverse binding joists divide this range into three bays. The two bays at the south have a quartered ceiling with moulded joists. The moulding consists of a triple roll with a hollow chamfer on each side. Along the east side of the room these mouldings stop short of the wall (Plate 8). This fact and the slight jetty visible externally suggest that the west front of the building had a jetty which has been under-built in brick. The northern bay has a plain chamfered axial beam with no stops. The binding joist which separates the northern and southern bays has roll moulding on its south side only with a plain chamfer on the north.

Structural timbers are visible at ceiling height along the east side of the main range; one above the bar and one over an opening through to the lean-to at the north of the rear wing. The timbers have redundant mortises in their lower surfaces.

The original fireplace in the main range has been removed but survives at first floor and attic level. The removal appears to be a relatively recent change, probably to create a continuous serving bar between the north and south bar areas. The remains of the fireplace are now supported on I-beams above the bar. The west ends of the beams rest on a short length of wall that is likely to be the remains of the west side of the fireplace. The position of the stack shows that it occupied a lateral position against the east side of the range.

Re-set timbers have been positioned on the north and south sides of the truncated stack above the bar. That on the north side is an irregular timber with redundant mortises in its lower side. The timber on the south side is a wooden fireplace lintel (Plate 9). The face of the lintel bears candle scorch marks and has a plain chamfer on its lower edge. The inner side is smoke blackened. The lintel has a straight saw cut across its western end, presumably where it has been shortened to fit into its current position.



3.5.2 Northern extension

This room is situated in the single storey brick extension which lies at the north end of the main range (Plate 10). Modern alterations include the removal of the dividing wall with the main range. The junction at ceiling height is marked by a boxed in beam, presumably concealing a steel beam. The division between the two areas is marked by a low partition of matchboard and 'rusticated' timbers. The walls are lined with matchboard wainscot painted black. A brick fireplace in the middle of the north wall has been extensively rebuilt in the modern period.

3.5.3 Rear wing

This room consists of a dining area (Plate 11). A modern pine screen along the north side of the room separates the dining area from the doors to the kitchen. The walls are lined with modern pine wainscot stained mid brown.

A fireplace in the middle of the east wall has been largely rebuilt in the modern period in red brick with a shallow segmental arch. The interior retains weathered brickwork from its original construction.

The ceiling is supported by an east-west axial beam. This has a double ovolo and fillet chamfer which ends in a converging stop (Plate 12). The end of the beam is supported on a heavy corbel which projects from the modern fireplace. The presence of an empty mortise in the soffit of the beam indicates that the corbel has replaced an earlier bracket. It is likely that the current fireplace has replaced a larger structure which supported the end the beam.

3.5.4 Lean-to and gabled extension

This part of the building is situated to the north of the rear wing. The interior is divided by modern partition walls to form a ladies toilet at west end and a kitchen at the east. Modern internal work has obscured the original construction details in this part of the building. In the north wall of the kitchen a splay indicates the break between the stone masonry of the lean-to and the brick built section at the east end (Plate 14).

3.6 First floor (Figure 5)

The first floor comprises rooms in the main range and the rear wing. The first floor is reached by a closed stair situated at the west end of the rear wing. A landing at the top of the stairs leads via two more steps up to the north end of the main range and small landing in the rear range. The main range contains two rooms with traces of another subdivision in the northern end. The rear wing contains a bedroom with a modern subdivision to form a bathroom.

3.6.1 Main range

The main range consists of three bays. The arrangement at first floor level repeats that found on the ground floor with a room of one bay at the north end and a room of two bays to the south.

The smaller northern room measures approximately 4.5m square (Plate 19). Traces of a partition survive across the ceiling and marks on the floor to indicate that the north end of the room was partitioned with a splayed section to include the window



in the west side of the room. The ceiling has an axial joist with stepped cyma stops at the north end and a moulded pendant at the south end (Plate 20). In the south east corner of the room there are enclosed stairs up to the attic. The door to the stairs is a plank and batten door made of four planks of varying width with rebated edges and bead moulding on both faces (Plate 21). There are four evenly spaced battens with ovolo moulded edges and a fifth with plain chamfered edges located at the top of the door, possibly indicating that the door has been heightened. The door hinges (Plate 22) are of a type which has been in use from the 17th century onwards. The shape of these with their moderate taper suggests a probable 17th century date¹. The construction of the door itself is also consistent with an early date.

The central and southern part of the first floor is occupied by a room of two bays (Plates 16 and 17). Visible elements of the frame comprise jowelled wall posts, tie beam and arch braces at the bay division, the wall plate and some intermediate posts and rails in the west side and south end of the room. A scarf joint in the wall plate is visible at the north end of the west wall appears to be edge-halved. In the north-east corner of the room is a large exposed brick chimney. This is the stack that has been truncated at ground floor level. The bricks are irregular hand-made bricks between 50 to 55mm thick (2 to 2¼ inches) in English bond with wide mortar joints. A cast iron grate with an arch opening characteristic of the late Victorian period (c.1860 to 1890) has been inserted into the earlier fireplace with the remainder of the original opening infilled with brick.

The ceiling is quartered by large ovolo moulded beams. Narrow joists, laid on edge are joined to the axial beam with bare-face centre tenons and laid on the wall plate at their outer ends. This ceiling is not integral with the original frame and has been inserted into the building at a later date. The binding joist is set next to the tie-beam in the centre of the room (Plate 18). Examination of this beam in the attic suggests that it has been laid on top of the wall plate with cut-outs on the ends to fit between the rafters. The axial beams have been let into the existing frame at the north and south ends of the room. The junction at the north is supported by a modern wooden bracket which is attached to the wall with bolts with the hexagonal nuts visible on the opposite side of the wall.

3.6.2 Rear wing

The rear wing contains a large bedroom and a bathroom in its north-east corner. This wing would have contained a single bedroom which has been subdivided to insert the bathroom. The wall along the north side of the bedroom is a stud wall. A large chimney breast in the east end of the bedroom contains a late Victorian cast iron grate with arched opening similar to that used in the main range. Both the bathroom and bedroom have four panel doors of probable nineteenth century date. The original arrangement of walls at the west end of the bedroom is uncertain as the walls at the junction with the stair-well appear to be modern stud walls.

3.7 Attic (Figure 6)

The main range has a three bay attic storey accessed by a winder stair from the north room of the main range. The roof is a clasped purlin construction. Curved

¹ Linda Hall 2005 *Period House Fixtures and Fittings 1300 – 1900*, p50-52



wind braces are tenoned at their bases into the principle rafters with the upper ends rebated into the back of the purlins. The principle and common rafters are of similar dimensions, being halved and pegged at their apex. The northern gable wall (Plate 27) and the northern bay division (Plate 29) are close studded. In the north gable decayed plaster has exposed the infill which consists of vertical split-lathes and plaster. The southern bay division has lighter studding which is covered with split lathes and plaster on its northern side suggesting that this was originally an open frame (Plates 24 and 25). An opening in the eastern side of this partition is covered by a wooden lattice 'window'. At both bay divisions the collar has been truncated for the insertion of a doorway. The door frame at the northern bay division retains a wooden latch fastener on its south side. The northern gable end contains a blocked window towards its east side. This window was a later insertion which truncates the original timber frame.

The bays have in the past been lined with lath and plaster. In the southern bay this was attached to directly to the rafters. In the central bay two phases were evident, the first fixed directly to the rafters followed by the insertion of a ashlaring for a short side wall at which time the interior was evidently whitewashed. The northern bay appeared to be attached to ashlaring from the outset with no evidence for lining in the lower part of the rafters.

In the north bay the stairs from the first floor appear to be a later insertion (Plate 28). The purlin has been truncated to give sufficient headroom to the stair opening. The plastered partition over the south side of the stairs is butted up to the northern bay partition (Plate 29).

The purlin on the west side of the northern bay has an old repair. A large beam is fixed across a bowed section of the purlin using forelock bolts at either end of the beam. These are a pre-modern form of fixing consisting of hand-forged bolts which are tightened with a wedge.

Modern repairs to the roof comprise retiling and the rebuilding of the chimney stack above the level of the attic ceiling. The repairs to the roof left the original structure intact. Machine sawn common purlins and rafters have been laid over the original rafters. The tiles are likely to be the re-used originals which have been hung on riven laths with wooden pegs.

3.7.1 Roof space over rear wing

Details of the roof construction over the rear wing are visible from the attic. This roof consists of machine sawn common rafters fixed to a ridge plank. The structure has been strengthened with scissor braces in the middle of the roof. The plain tiles are hung on riven laths with wooden pegs.



4. ANALYSIS OF BUILDING SEQUENCE AND DATING

4.1 Introduction

This section presents the evidence for the sequence and dating of the building. The sequence is summarised in Figure 7, and the floor plans (Figures 4, 5 and 6) are colour coded to indicate the dates of the different elements.

4.2 Sixteenth century

The oldest part of the building is the main range. This appears to have been jettied along the street frontage. A slight jetty is still visible externally (Plate 1). In the ceiling of the southern ground floor room the moulding on the beams is stopped short of the west wall (Plate 8), suggesting that a jetty was later under-built. The frame was close studded and remains of this are visible in the attic in the north gable and northern bay partition wall (Plates 27 and 29).

The building was of three bays, divided into two rooms with a room of one bay at the north and a double bay room to the south. Elaborately moulded ceiling beams in the southern room indicate its higher status (Plates 6 and 7), probably the hall with the smaller room being the parlour.

The same room layout is repeated at first floor level which was probably open to the roof with the attic floor being a later insertion. It is certainly the case that ceiling over the larger southern, first floor room is not part of the original structure. It is possible that the smaller northern room was 'ceiled over' from the start.

The internal chimney stack forms part of the original construction. It occupies a lateral position between the two rooms. The stack has been removed at ground floor level but it is likely that this would have been a back to back fireplace serving the hall and parlour and also the larger first floor room. A reset fireplace lintel above the bar is likely to be from this fireplace (Plate 9). This lintel has been shortened and the original fireplace would have been wider. The first floor may have been accessed via a winder stair positioned next to the stack; however the original arrangement is uncertain.

The building contains features which are typical of the period from the later fifteenth to the earlier seventeenth century; close studding, the jetty and the clasped purlin roof. The edge halved scarf joint in the wall plate (see section 3.6.1) is typically dated to the late fifteenth and sixteenth centuries². The roll mouldings without hollows used on joists in the larger of the two ground floor rooms are dateable to between the mid fifteenth and early seventeenth centuries³. The overall form of the building with two stories throughout, a substantial chimney stack and the upper floor open to the roof suggests a probable later sixteenth century construction date.

² 1981, Smith T. P. (1981) *Bedfordshire Timber Framed Buildings – V*, *Bedfordshire Magazine* Vol 17, p326. and Bailey J (1979) *Timber Framed Buildings: A study of medieval timber buildings in Bedfordshire and adjoining counties*, p5

³ Longcroft A, (2005) *The Historic Buildings of New Buckenham* p36



The surviving plan includes no provision for service rooms which may have been attached to the back of the main range or in separate buildings in the yard area. A more usual arrangement in a single range like this would have consisted of a similar sized hall and parlour with services occupying the bay at the low end of the hall following the medieval pattern. The building is a relatively high status structure within the context of the village, possibly built by a wealthy yeoman farmer. The overall size, the use of close studding and elaborate mouldings indicate its status. In Bedfordshire close studding tends to be restricted to communal buildings such as guildhalls and to the larger private houses⁴.

4.3 *Seventeenth century*

During this period the building was modified by the addition of a two storey rear wing and creation of an attic storey. This purpose of these changes was probably to improve the provision of services and storage space.

The rear wing contains an axial joist with a double ovolo chamfer (Plates 11 and 12) which is dateable to the seventeenth century.

In the previously open upper floor a ceiling was inserted, forming an attic storey above. The stairs to the attic were clearly inserted into the existing structure; the purlin above was truncated to create headroom for the stair (plate 28). The door at the base of the stairs is dateable from its construction and fittings to the seventeenth century (see section 3.6.1). Ovolo chamfers on the joists over the southern first floor room are dateable to the late sixteenth or seventeenth century.

In the attic the communicating doorways between the bays have been cut through the roof collars. In the attic the wooden lattice 'window' in the southern partition and wooden latch fastener on the northern partition may date from the construction of the attic. Wooden latch fasteners are not closely dateable but the increasing availability of iron door furnishings in the eighteenth century suggests a seventeenth century date is possible⁵.

The attic would have been poorly lit by small windows in the gable ends with the lattice window providing some borrowed light to the central bay. Inventories from the time show that upper rooms often serve as both bedroom and storerooms with bedchambers often listed as containing stored agricultural produce or other goods.

4.4 *Nineteenth century*

The building was extended during this period by the addition of a unit at the north of the main range and the subsequent construction of a stone lean-to and brick extension to the north side of the rear wing. It is possible that these works date from early in this period as the northern extension has been re-roofed, probably during works in the later nineteenth or early twentieth century.

⁴ Smith, T. P. (1981) Bedfordshire Timber Framed Buildings – IV, *Bedfordshire Magazine* Vol.17, p279

⁵ Forrester H (1959) *The Timber-Framed Houses of Essex* p46



It is likely that the building was extensively refurbished in the late nineteenth century, changing the external appearance of the building. The first edition Ordnance Survey map published in 1883 shows the bay windows on the street frontage. The pent roof over the bay windows and the bracketed window in the south end of the main range are characteristic of the domestic revival architecture of this period. Re-roofing probably formed part of this overall refurbishment. This made use of machine sawn timber but utilised traditional methods with tiles hung on split wood pegs and split laths.

Internal features from this period include fireplaces installed in the first floor rooms of the main range and rear wing which are dateable to c.1860-1890. The stairs to the first floor and the four-panel doors which have been re-used on first floor doors probable date from this time.

4.5 Twentieth century

Work dating from the late twentieth century includes the extensions added to the north and south sides of the building. The most significant change to the historic fabric undertaken at this time was the truncation of the ground floor section of the sixteenth century chimney stack. The upper part of the stack is supported on I-beams above the bar. A wooden fireplace lintel reset above the bar is probably the original lintel for this structure (Plate 9). It shows signs of having been cut down to fit in its current position. Other interior work consisted of partitioning the first floor rear wing to form a bathroom and the installation of the kitchen and toilets on the ground floor. Decorating work undertaken in recent years was confined mainly to the public areas of the building; the larger first floor room of the main range and the ground floor bar areas.



5. HERITAGE VALUES

The following tables provide a summary of heritage values of the separate elements of the building following the values outlined in Conservation Principles Policies and Guidance, English Heritage (2008).

Evidential value derives from the potential of a place to yield evidence about past human activity. Historical value derives from the ways in which past, people, events and aspects of life can be connected through a place to the present. This is considered under illustrative and associative values. The first concerns how the building relates to history overall, considering how it relates for instance to the development of housing and social history. The second concerns the historical associations of the building, e.g. known owners, architects etc. Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place



Main Range		Significance	Value
Evidential	Internally this part of the building contains clear evidence of its 16 th century origins with its original layout largely unchanged. At the ground floor level much of the historic fabric has been lost, due to replacement of the timber frame in brick along the west side, possibly the south end, removal of the north end, modification of the east side and the removal of the stack at ground floor level. At first floor level much of the timber frame probably survives beneath external render. Internally the stack survives from this level with some of the frame visible along with clearly visible details of the 17 th century inserted ceilings and the attic stairs and the door to the stairs. In the attic the original roof structures survives completely intact with evidence of the 17 th century adaptations. Extensive repair probably in the late 19 th /early 20 th century was laid on new rafters leaving the original structure, probably utilising the original tiles.	Regional	Moderate-High
Historical - illustrative	The main range provides a good example of the new type of house being constructed from the 16 th century. It retains its original internal layout. The inserted first floor ceiling illustrates how its formerly open upper rooms were floored over during the 17 th century to create an attic; a process known from documentary evidence from the second half of the sixteenth century onwards. The exposed first floor fireplace shows how the earlier fireplaces were adapted by the insertion of small fireplaces as coal replaced wood.	Regional	Moderate-High
Historical - associative	The building local historical associations from its use as an inn with some documentary evidence surviving from the late 18 th century onwards. These values are general to the building and not specific to any one element or period.	Local	Low-Moderate
Aesthetic	Highly visible, particularly from the south on the route through the village where it has a high impact on the setting – outwardly there is little evidence of the buildings real age, external renovation works at the turn of the 19/20 th century resulted in a not unattractive building which appears to be of that era.	Local	Moderate-High
Rear Wing		Significance	Value
Evidential	The rear wing survives largely intact but now partially obscured by modern extensions. The ovolo chamfered joist in the ground floor room dates this phase of construction to the 17 th century. The fireplace in the east end has been heavily modified in the modern period. The first floor has been modified by the insertion of modern subdivisions and stairs. The original roof structure has been replaced, probably in the late 19 th /early 20 th century.	Local	Low-Moderate
Historical - illustrative	The rear wing illustrates the alteration of the building in the 17 th century possibly to create a service wing and bedroom.	Local	Low - Moderate
Historical - associative	As described above for the main range.	Local	Low-Moderate
Aesthetic	Externally the rear wing is only visible from the rear of the building where it is largely obscured by modern extensions. Internally the most significant feature is the chamfered axial joist with its distinctive converging stop.	Low	Low-Moderate

Table 2: Heritage Values: Main Range and Rear Wing



Nineteenth Century Extensions		Significance	Value
Evidential	The unit at the north end of the main range is the most complete part of the 19 th extensions. It retains one of its original window openings and a much modified fireplace. The two extensions on the north and northeast of the rear wing have been modified internally in the modern period to accommodate toilets and the kitchen.	Local	Low
Historical - illustrative	The three elements added to the north and northeast of the building indicate continued expansion during the 19 th century. The original function of these rooms is not known.	Local	Low
Historical - associative	As described above for the main range.	Local	Low- Moderate
Aesthetic	These three extensions have a significant effect on the external appearance of the building from the rear. The different roof lines, the tall chimney on the north extension and the contrast of the brick and the local ironstone in the lean-to add visual interest.	Local	Moderate
Twentieth Century Extensions			
Evidential	Modern extensions related to use as a public house	None	None
Historical - illustrative	Modern alterations of the building	None	None
Historical - associative	Modern use	NA	NA
Aesthetic	The extension at the southeast corner with its gabled roof is in keeping with the character of the earlier parts of the building. That on the east end of the rear wing adds nothing to the character of the building but is relatively unobtrusive because of its low roof.	None	None

Table 3: Heritage Values: Nineteenth and Twentieth Century Extensions



Figure 4: Plan of ground floor



Figure 5: Plan of first floor

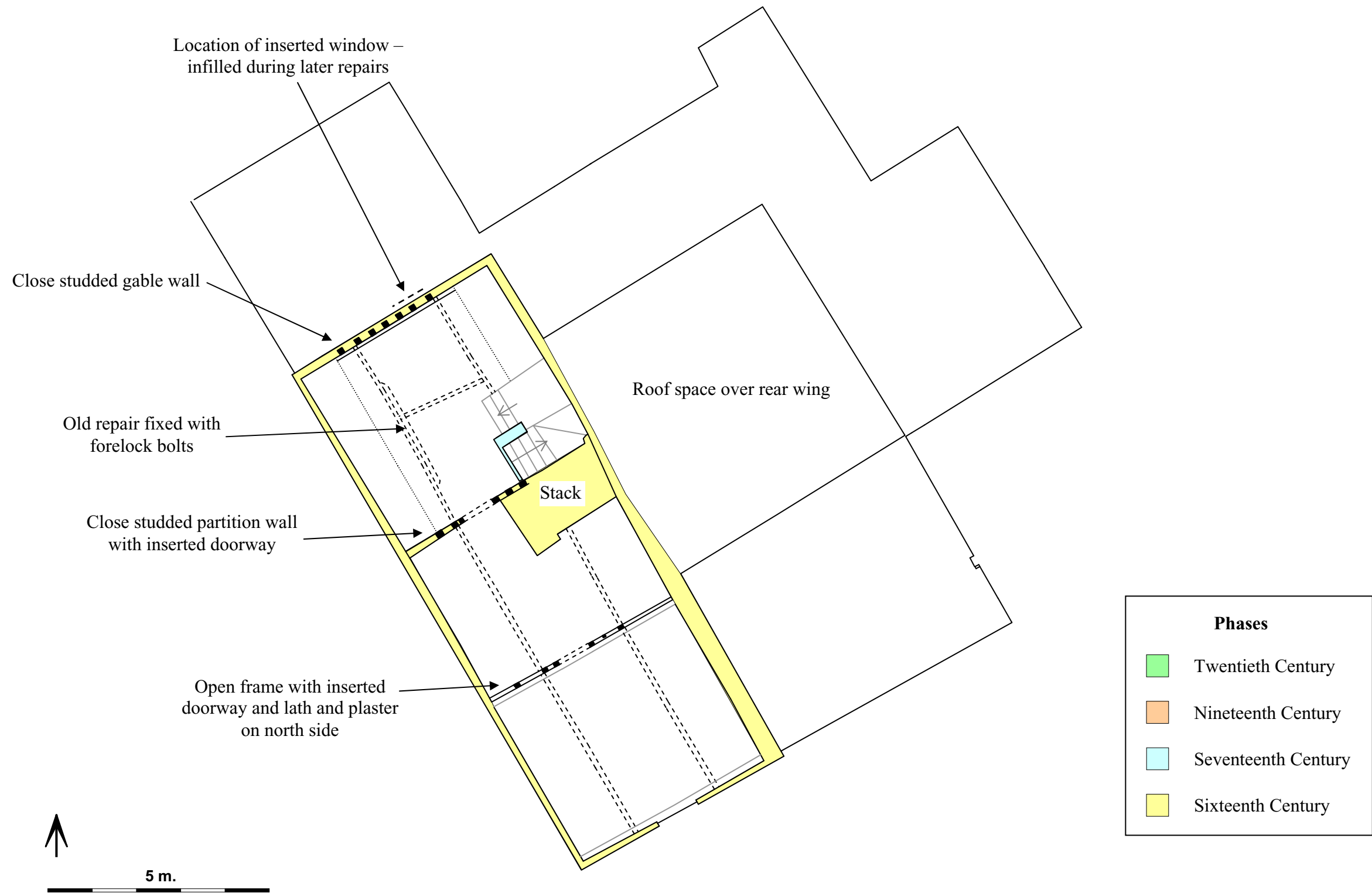
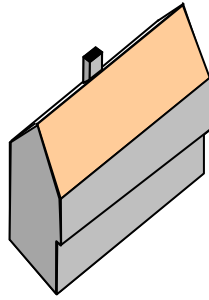
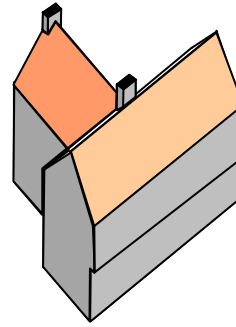


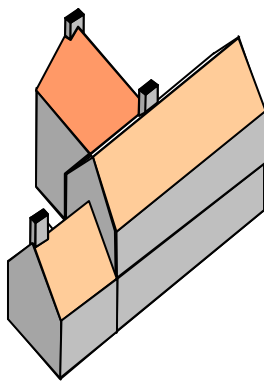
Figure 6: Plan of attic



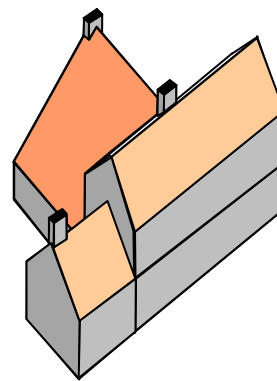
Sixteenth Century
Two storey with
jettied frontage



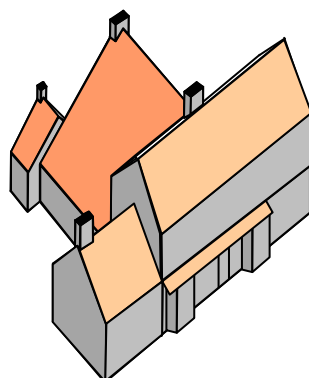
Seventeenth Century
Two storied rear wing added.
First floor ceiling and stairs
inserted to form attic



Nineteenth Century (a)
Groundfloor of main range
underbuilt in brick and
extension added to north end
of main range.



Nineteenth Century (b)
Groundfloor of main range
underbuilt in brick and
extension added to north end
of main range.



Late nineteenth Century
Brick extension added to northeast of
rear wing. Extensive renovation (pent
roof, bracketed window in south, re-
roofing)

Figure 7: Summary of development sequence



Plate 1: West elevation



Plate 2: South elevation



Plate 3: Building viewed from the south-east



Plate 4: North elevation



Plate 5: Cellar looking west



Plate 6: Main range, ground floor looking north from south end



Plate 7: Main range, ground floor looking south

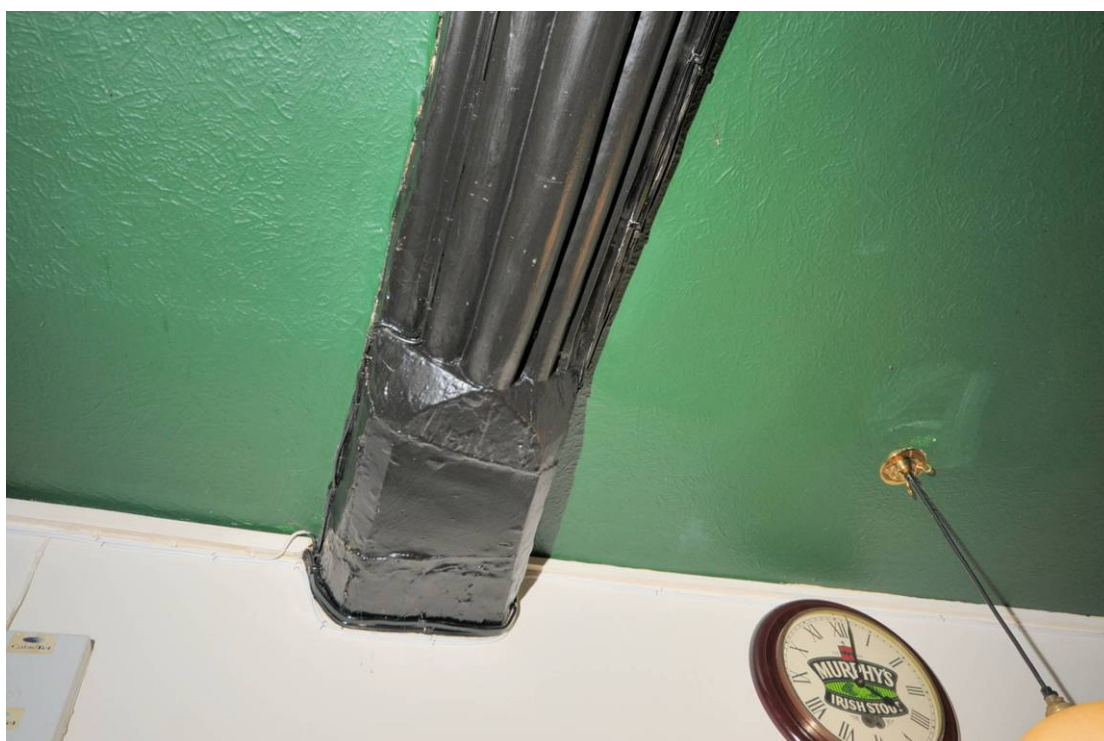


Plate 8: Moulded beam and stop at west wall of main range.
The moulding stops short of the wall indicating the position of the wall-line before the jetty at the front of the building was under-built in brick.

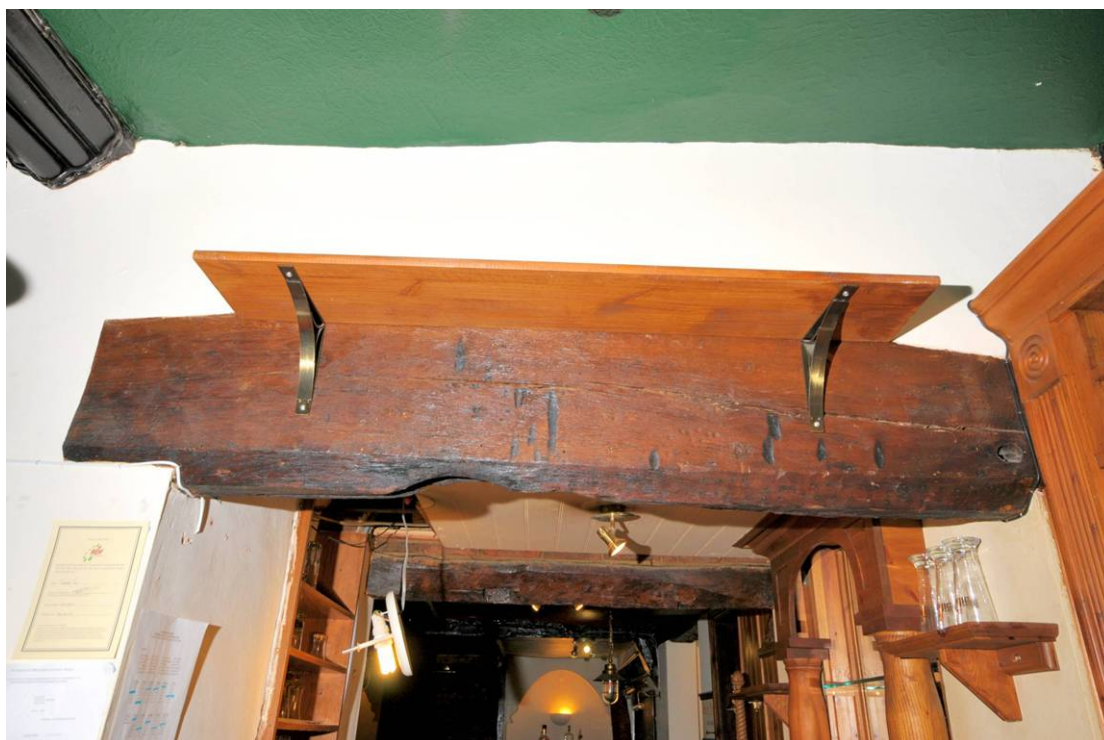


Plate 9: Re-set fireplace lintel over bar

Probably the original lintel from the fireplace removed from this location. It has an straight cut at the left where it was shortened and has a series of candle scorch marks along the front.

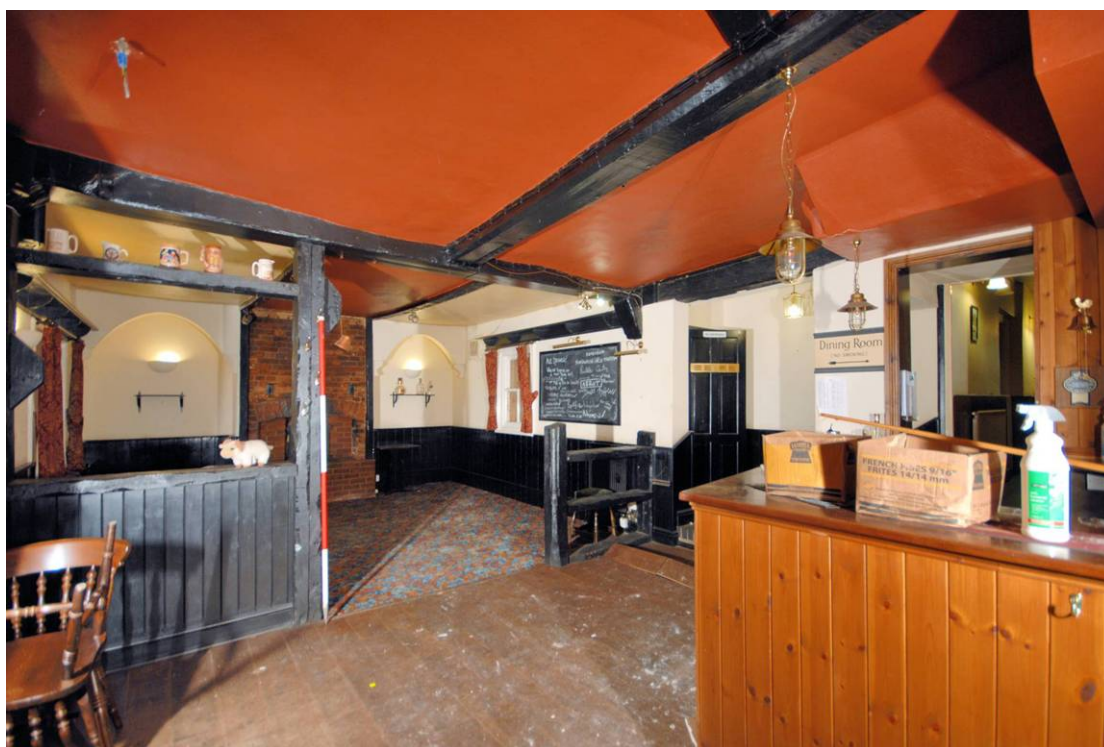


Plate 10: North end of main range looking north to northern



Plate 11: Ground floor, rear wing, looking north-east



Plate 12: Converging chamfer stop, rear wing, ground floor
The end is supported by a modern corbel set in the re-built fireplace



Plate 13: Southern bar extension looking east



Plate 14: Kitchen showing splayed wall between lean-to and main structure



Plate 15: Modern extension on east side of rear wing



Plate 16: Main range, first floor, south room looking north
Shows original stack with inserted Victorian fireplace and inserted ceiling with ovolo chamfered beams.



Plate 17: Main range, first floor, south room looking south



Plate 18: Main range, first floor, south room, frame and chamfered beam
Shows frame with arch brace to left and inserted ceiling beam with ovolo chamfer to the right.



Plate 19: Main range, first floor, north room looking south
Shows traces of former room partition visible on ceiling and floor and open door to the attic in centre of image.



Plate 20: Main range, first floor, north room, chamfered beam and pendant
Pendant at south end of plain chamfered axial ceiling beam.



Plate 21: Main range, first floor, north room, attic stair door



Plate 22: Detail showing hinge on attic stair door



Plate 23: Main range, attic, south bay, looking south



Plate 24: Main range, attic, south bay, looking north

Shows frame at bay division with inserted doorway, lattice 'window' and lath and plaster on north side of partition.



Plate 25: Main range, attic, central bay, looking south
As in previous image looking from the north side.



Plate 26: Main range, attic, central bay, looking north
Note vertical line in whitewash on chimney stack showing limit of former lath and plaster lining.



Plate 27: Main range, attic, north bay showing north gable wall.
This shows the close studded gable end with a later blocked window where the collar beam has been truncated on the right hand side.



Plate 28: Main range, attic, north bay, showing inserted stair from first floor.
The purlin is truncated above the stair and the lath and plaster partition for the stair abuts the original close studded attic partition in the right of the image.



Plate 29: Main range, attic, north bay, looking south
Shows close studded bay division with inserted doorway