



Northamptonshire Archaeology

Building recording at the former Tudor Gate Hotel,
29-35 High Street, Finedon, Northamptonshire
May 2012



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Report 12/108

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QUALITY CONTROL

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PROJECT DETAILS	
Project title	Archaeological building recording at The Former Tudor Gate Hotel, 29-35 High Street, Finedon, Northamptonshire
Short description	Northamptonshire Archaeology carried out buildings at the former Tudor Gate Hotel, Finedon, Northamptonshire. The survey demonstrated that the early 19th century listed element of the hotel had undergone many changes in recent years which had removed earlier or original features. The un-listed late 19th century elements had also undergone major changes leaving little trace of original function.
Project type	Building assessment
Previous work	Unknown
Future work	unknown
Monument type and period	18th-century farmhouse, latterly an hotel and 19th-century shop buildings, also latterly an hotel
PROJECT LOCATION	
County	Northamptonshire
Site address	Tudor Gate, Finedon
NGR	SP 9175 7206
Area	C300sq m
PROJECT CREATORS	
Organisation	Northamptonshire Archaeology
Project brief originator	NCCAAA
Project Design originator	Northamptonshire Archaeology
Director/Supervisor	Tim Upson-Smith
Project Manager	Tim Upson-Smith
Sponsor or funding body	Chris Bean
PROJECT DATE	
Start date	May 2012
End date	May 2012
BIBLIOGRAPHY	
Title	Archaeological building recording at The Former Tudor Gate Hotel, 29-35 High Street, Finedon, Northamptonshire
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ARCHAEOLOGICAL BUILDING RECORDING
AT THE FORMER TUDOR GATE HOTEL, 29-35 HIGH STREET, FINEDON,
NORTHAMPTONSHIRE

Abstract

Northamptonshire Archaeology carried out buildings at the former Tudor Gate Hotel, Finedon, Northamptonshire. The survey demonstrated that the early 19th-century listed element of the hotel had undergone many changes in recent years which had removed earlier or original features. The un-listed late 19th-century elements had also undergone major changes leaving little trace of original function.

1 INTRODUCTION

Northamptonshire Archaeology (NA) were commissioned by Chris Bean to undertake archaeological building recording at the former Tudor Gate Hotel, High Street, Finedon, Northamptonshire, (NGR SP 9175 7206, Fig 1). The work was carried out in response to the proposed conversion of the buildings from hotel to residential use (consent WP/2010/0318/F & WP/2010/0382/LB).

The former Tudor Gate Hotel is a Grade II listed building, (see appendix 1 for the full listing description). The now adjoining late 19th-century buildings are not listed.

The work was carried out in accordance with the Written Scheme of Investigation (WSI), prepared by Northamptonshire Archaeology (NA 2012). This was prepared in response to the brief issued by Northamptonshire County Council Assistant Archaeological Advisor (NCCAAA) dated 21 February 2012 (Mordue 2012).

2 OBJECTIVES AND METHODOLOGY

The objectives of the work were to:

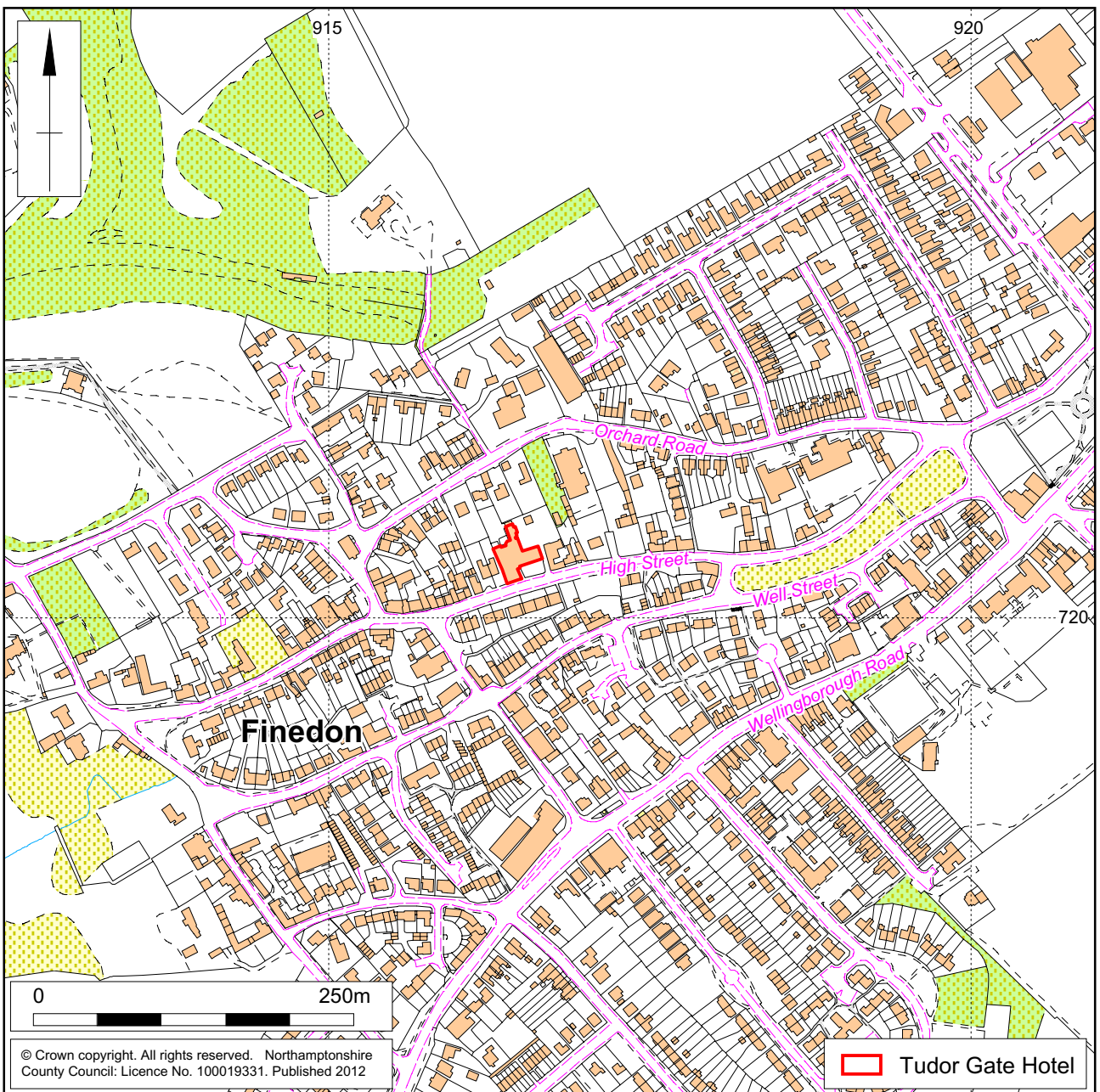
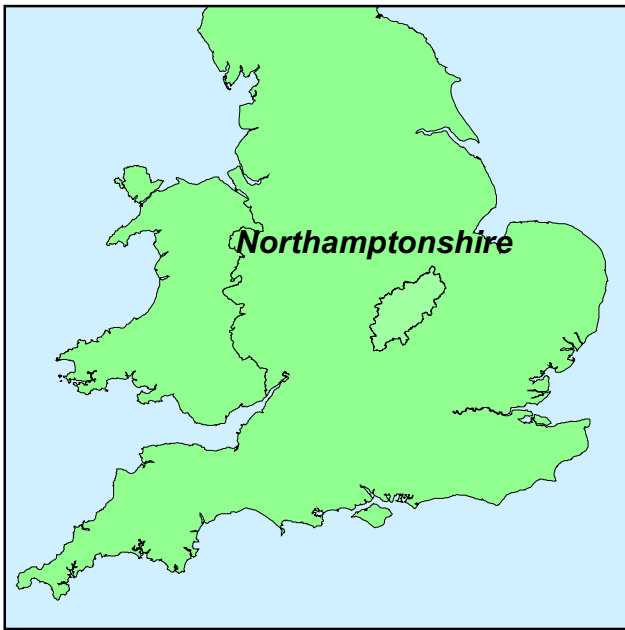
- provide a drawn and photographic record of the buildings;
- understand the functioning of the building.

The buildings were recorded in accordance with the standards, conventions and specifications defined in English Heritage, *Understanding Historic Buildings*, a guide to good recording practice (2006). The record conformed to that of Level two/three.

The listed part of the complex was recorded to Level three and the adjoining non listed 19th century buildings were recorded to Level two.

All principal exterior elevations were photographed. All rooms were photographically recorded and included significant structural or decorative details that may be lost during alterations or moved to alternative locations within the building.

A plan of the building, provided by the developers, was checked for accuracy on site. Fixtures and fittings, which related to the buildings' early use, were recorded and former uses of the individual buildings were postulated where sufficient evidence remained to do so.

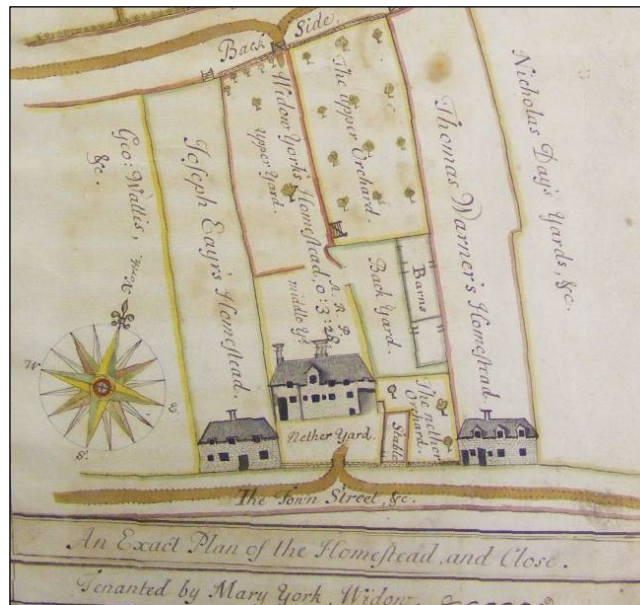


Scale 1:5000

Site location Fig 1

3 HISTORICAL BACKGROUND, THE FORMER GATE INN

The earliest depiction of the site is on a plan of land owned by a gentleman known as Brian Hull in 1721. The central two-storey house set back from the High Street, called *The Town Street* on the plan, was tenanted by Mary York, a widow (Fig 2; NRO BSL58). In front of the house a stable is marked and to the rear, adjacent to the eastern boundary is a range of barns. There are also a series of yards and an orchard. To the west another house was tenanted by Joseph Eayr. The crofts associated with each property extended over to the other side of the lane called *Back Side* (now Orchard Road).

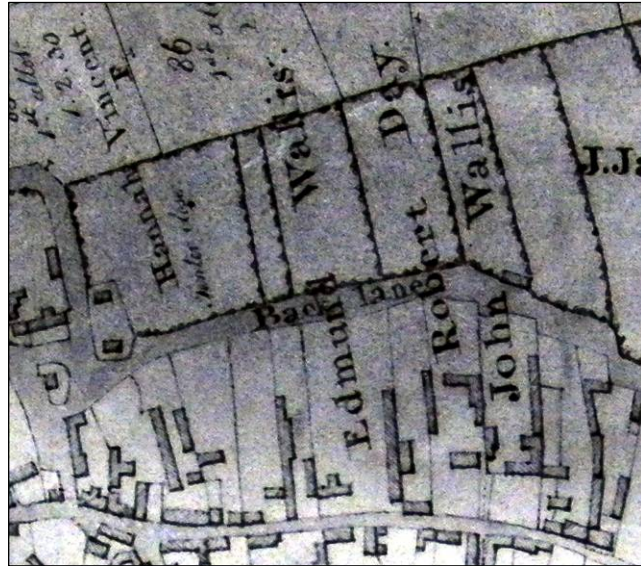


A plan of land belonging to Brian Hull, 1721 Fig 2
(Courtesy of Northamptonshire Record Office)

The same property is shown on the 1806 Inclosure map of Finedon (Fig 3). It shows a T-shaped building in plan with a longer front range and a shorter range extending north from the rear. The stables depicted on the 1721 plan are no longer shown, but the barn range on the eastern boundary appears to have been extended. It is owned at this date by Edmund Wallis, with Vincent Bailey being the tenant farmer. The property to the west appears to have been replaced by a series of tenements aligned north to south along the property boundaries. The map shows that the properties still extend across *Back Lane* to the north.

In 1826, the T-shaped farmhouse was either demolished or modified by Owen Wallis. It has been suggested that the original building was re-fronted and substantially extended to form the present structure, although there appears to be little definitive evidence to support this. Certainly the new structure lies in the same location, set back from the road and, if nothing else, the foundations may have been re-used. A date stone bearing *O. W. 1826* was removed from the eastern gable and replaced by a replica some time ago (Bailey 1975).

Wallis died in 1834 and his widow, Ann, appears to have carried on with the farm. Sometime afterwards she began selling beer, and the *Gate Inn* was created. In Whellan's Directory of Northamptonshire of 1849, Ann Wallis is listed as a victualler at the Gate.

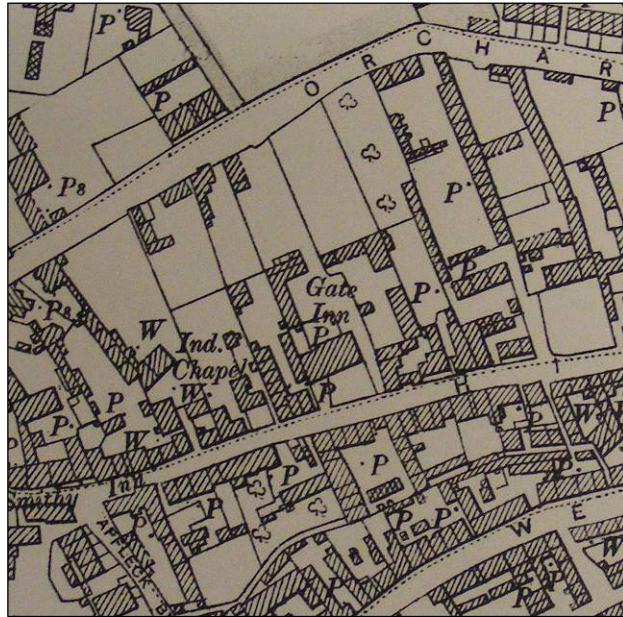


Finedon Inclosure map, 1806 Fig 3



First Edition Ordnance Survey map, 1884 Fig 4

In about 1841, the inn was bought by Mr Mackworth-Dolben and Edward Everett became the farming tenant landlord in about 1859. He was the landlord until at least 1879, when he is listed in Whellan's Directory. The Gate Inn is depicted for the first time in 1884 (Fig 4). The barns to the east have been modified and extended and there are further ranges of outbuildings to the north and north-east of the inn. North of the outbuildings, the orchard still survives. The tenements to the west of the inn are also depicted and a well (W) is also marked.



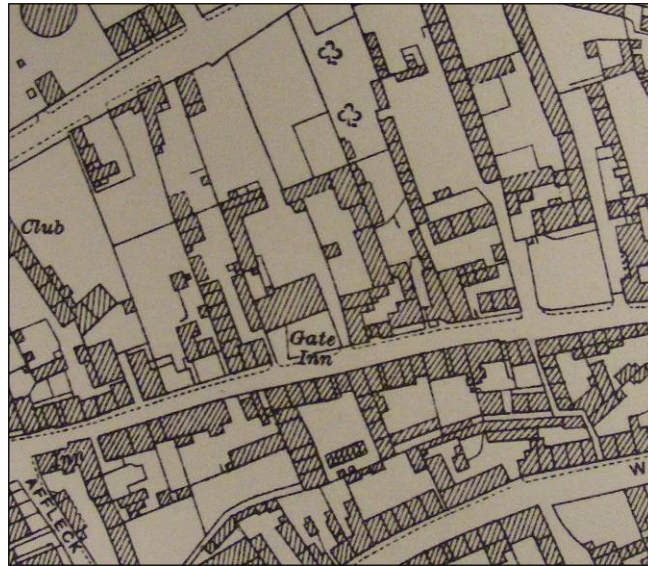
Second Edition Ordnance Survey map, 1900 Fig 5

Between 1884 and 1900 the tenements to the west of the inn are modified with the addition of the present building on the frontage of the High Street, although the tenements still survive to the rear (Figs 5 and 7). The inn is depicted on a photograph of 1912 when Alfred Herbert Knight was the landlord (Fig 6). The fenced garden area at the eastern end appears to demarcate the domestic side of the building, while the inn is located at the western end. Above the western ground floor window was a sign with the rhyme:

*This Gate hangs well and hinders none
Refresh and pay and travel on,
But if perchance a storm appear,
Furl up your sail and Anchor here*

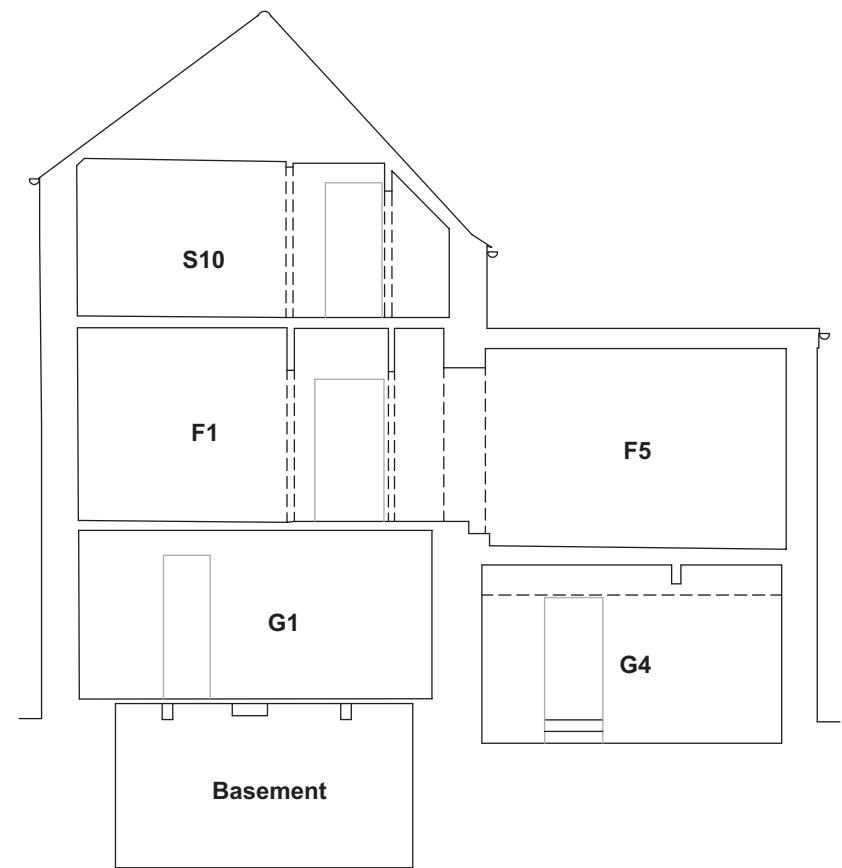


The Gate Inn, 1912 Fig 6



Ordnance Survey map, 1926 Fig 7

The Gate Inn was closed in 1955 when Thomas Childs was the landlord. It was initially converted into flats but was later reopened as a hotel and restaurant called The Tudor Gate Hotel.









4 BUILDING RECORDING

The buildings were visited between 9 and 10 May 2012 to carry out a photographic and drawn survey of the buildings to be affected by the proposed works (Figs 8-11).

There were two main buildings which fell within the scope of the survey, the Grade II listed former Gate Inn and the unlisted late 19th-century buildings to the west, which latterly with the former Gate Inn formed the Tudor Gate Hotel. The modern extensions at the back of the buildings did not fall within the scope of the survey.

Both buildings had been much modified when they were converted to hotel use, with very little of any early room plans or architectural elements surviving. All of the doors had been replaced with modern fire doors. This had been further compounded by the majority of the hotel fittings, ie en-suite bathrooms etc, having been removed in recent times and subsequent break-ins and leaks whilst the property was vacant.

4.1 Former Gate Inn

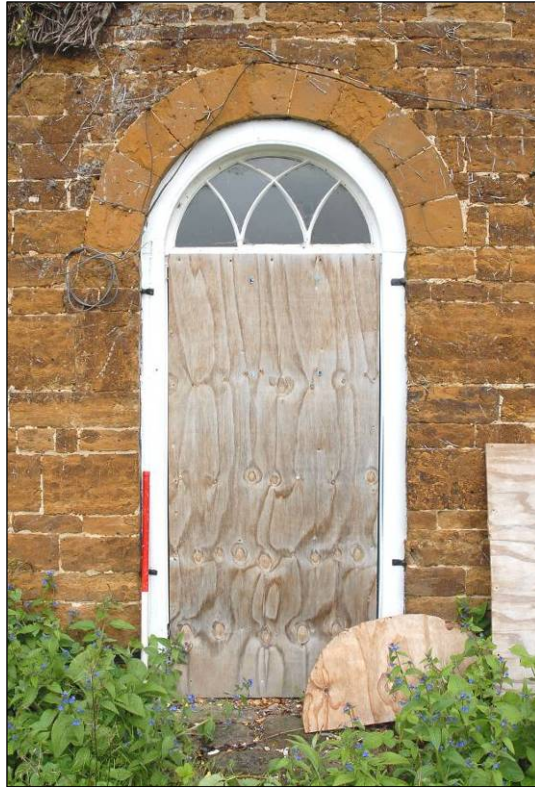
Exterior

The former Gate Inn has a squared coursed ironstone facade and limestone rear with a slate roof, with brick stacks at ridge and either end (Figs 8 and 12). The building is of three storeys, with a four window range of three light casements with leaded lights, the majority of the windows on the facade are modern replacements with soft wood frames and the leaded lights are stick on fake lead strip, all of the windows are under wood lintels. The exception is on the west side on the ground floor there is a horizontal sliding 'Yorkshire' sash. Although this window is mentioned in the listing description it post dates 1912 when the window is shown as a three light leaded casement (Fig 6). This would indicate that the window may have had more to do with the functional life of the building as a pub and may have been a serving hatch. To the right of centre there is a modern door, in an original opening, with an arch head with an early 19th-century fanlight with intersecting glazing bars (Fig 13). The blocked door to right of centre, was the entrance into the pub part of the building and is likely to have been blocked when the building was converted to an hotel and the room behind became the dining area.



Former Gate Inn, facade

Fig 12



Front entrance

Fig 13

To the rear there is a, two-storey flat-roofed extension constructed from limestone with ironstone quoins (Fig 14), which appears on the 1884 Ordnance Survey map (Fig 4). The roof line of which has been altered in more recent times as testified by the brick parapet.



The extension to the rear of the former Gate Inn Fig 14

Basement

The single room basement was reached by a stone stair. The walls were painted with white 'artex' over stone, the lower half was covered with modern wood panelling. The ceiling has an exposed black painted principal beam and joists, there are further two fake beams to add 'olde worlde' charm to the room (Figs 9 and 15).



Basement showing exposed beam and joists, with fake beam to the right of the principal beam Fig 15

There was a modern fire door in the room leading to external stairs on the front of the building. Apart from modern light fittings, a heater and cupboard the room was empty. There is a scar on the concrete floor of a bar, as latterly the room was used a 'snug' bar area (pers com Chris Bean).

Ground floor**G1**

The only surviving 'early' feature in this room is the window, which is a three light leaded casement, in a splayed reveal, which retains its shutters and window seat. However, the shutters have been painted shut (Fig 16).

The latter function of the room in the life of the hotel is not clear but it was likely to have been a public room. When the building was a pub, this room was in the private end of the building and would likely have served as the parlour for the house.



Room G1, showing 'early' window

Fig 16

G2

This room is the entrance hall. The only surviving features are the arched fanlight over the door (Fig 13) and the stairs which are built into the thickness of the back wall of the original part of the building. Some red quarry tiles were visible on the floor where the modern chipboard covering had lifted.

G3

Latterly this large room served as the restaurant for the hotel. There are fireplaces at either end of the room that at the eastern end is an inglenook style with an exposed lintel and stonework; it has a smaller more recent stone fireplace inserted within it (Fig 17). That at the western end was modern with an exposed rough stone surround. The inglenook did not seem, to this recorder, to be quite 'right' and does not sit well in the room.

The windows in this room both have splayed reveals, the eastern window is a three light casement with leaded lights, the shutters for this window have been removed and the window seat boxed in to create a window sill. The other window in this room is the horizontal 'Yorkshire' sash, which from the historical research post-dates 1912 (Fig 6) and therefore is not an original feature to the building.



Room G3, the inglenook fireplace

Fig 17

The room was likely originally to have been two rooms with the partition along the line of the boxed-in RSJ (visible at the top of Fig 17). If the inglenook fireplace is original then it would suggest that the eastern room was originally a principal receiving room. During the building's life as the Gate Inn, this half of the room would have been in the private part of the house. The western room accessed from the now blocked door (Figs 8 and 12) would have been the bar area of the Gate Inn.

G4-7

Rooms G4 to G7 are part of a two-storey flat-roofed extension to the rear of the former Gate Inn. None of these rooms retain any features of historical interest to the building. Room G6 was not accessible due to the unsafe nature of the ceiling which is leaking from the room above.

First floor

In all of the rooms on this floor the modern hotel en-suite partitions and bathroom fittings removed. All of the windows on the frontage were modern replacements with fake stick on leading. Those to the other elevations were also modern but without the 'lead'.

F1-F4

These rooms retained their principal original layout and evidence survived in Room F2 of the original corridor which would have lead from the stairs to access the four rooms. The wall between F2 and the corridor still partially survived and was constructed from brick on edge, between studs (Fig 18).



Room F2, Detail of surviving brick on edge construction Fig 18

This corridor had been mostly replaced by modern stud walling, (subsequently removed), as it was needed to access the hotel rooms on this floor.

A modern stair and half landing had been inserted into Room F4 to access the modern extension which joined the late 19th-century building to the former Gate Inn.



Modern stair inserted into Room F4

Fig 19

Rooms F5 to F7 were the upper floor of the flat roofed extension, no original features survived in these rooms. The ceiling of Room F7 was leaking badly so this room was not entered.

Second floor

Rooms S7-S10

These four rooms, like those on the first floor, retained their basic original layout. The dividing wall between S9 and S10 was a stud wall with brick on edge infill. Exposed in this wall was a repaired tie beam, the broken end of which appeared to have been cut to facilitate entry into Room S10 (Fig 20).



Room S10, repaired tie beam

Fig 20

Room S7, like Room F4 on the first floor, had been reduced in size to accommodate the modern stair to this floor (Fig 10).

It was not possible to gain full access to the loft space, however, the visible elements of the roof structure were modern sawn pine (Fig 21).



Roof structure above Room S10

Fig 21

4.2 Late 19th-century shops

These buildings were built after 1884, but before 1900, as they do not appear on the 1st edition Ordnance Survey map (Fig 4), but they are there on the 2nd edition (Fig 5). Elements of the rear of the range may date back to the late 18th century or early 19th century as these are first shown on the Finedon Inclosure map of 1806 (Fig 3).

Exterior

The three bay facade is in red brick, with modern glazed infill to the ground floor (Fig 22). At first floor level there are three inserted oriel windows, with modern hinged casements made to look like sash windows (as are all of the windows in this building). Between the first and second floors there is a decorative band of, now black painted, terracotta floral roundels. These have been rather inexpertly carried round the inserted oriel windows using circles of painted plywood (Fig 23). There are three dormer windows on the second floor, again with modern hinged casements made to look like sash windows (Fig 22).

The gable ends of this building are ironstone with some limestone banding (Fig 22).



Late 19th-century shop building facade

Fig 22



Facade detail

Fig 23

Interior

The interior of this part of the complex has been much altered during the hotel period of the building's life, no original fixtures or fittings survived and the rooms were uniform in nature (Fig 24), with the modern partitions for the en-suite bathrooms surviving (Figs 9-11). Elements of the ground floor, Rooms G12-14 may be pre 1884 in date incorporating elements of the block shown on the 1st edition Ordnance Survey map (Figs 4 and 9).



Room G11

Fig 24

5 DISCUSSION

The survey recorded the buildings as they stood in early May 2012. The survey has demonstrated that the buildings underwent a lot of change in recent years with the conversion of the property into a hotel. Original/early architectural features were limited in their survival; with the window in G1 being an exception but even in this case the shutters had been painted closed.

Evidence for the former Gate Inn was likewise limited, the horizontal sliding sash window in Room G3 may relate to this part of the life of the building and is likely to have been used as a serving window to the front garden area. However photographic evidence shows that this feature post dates 1912.

The majority of the surviving evidence relates to the building's latter use as a hotel, bar and restaurant and adds nothing to the earlier history of the property.

However, the survey was able to broadly phase the building, using a combination of the historic map evidence and the building survey.

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NA 2012 *Written Scheme of investigation for archaeological building recording at the former Tudor Gate Hotel, 29-35 High Street, Finedon, Northamptonshire*, Northamptonshire Archaeology

Websites

<http://www.imagesofengland.org.uk>

APPENDIX 1: LISTED BUILDING DESCRIPTION

IoE Number: 233675

Location: THE GATE INN, HIGH STREET (north side)

FINEDON, WELLINGBOROUGH, NORTHAMPTONSHIRE

Date listed: 09 June 1970

Date of last amendment: 09 June 1970

Grade II

FINEDON HIGH STREET SP9172 (North side) 6/24 No 35 (Tudor Gate Hotel)
09/06/70GVII

Farmhouse, now hotel. Probably partly early C18 but mainly as of reset datestone OW/1826. Squared coursed ironstone facade and limestone rear with slate roof. Originally 3-unit plan. 3 storeys, 4-window range of 3-light casements with leaded lights, some renewed; all under wood lintels. One horizontal sliding sash to ground floor far left. C20 door to right of centre has arch head with early C19 fanlight with intersecting glazing bars. Blocked door to right of centre. Brick stacks at ridge and end. Evidence of early C18 building in left gable. C20 extensions to rear not of special architectural interest. Interior not inspected but noted as having some ceiling beams. Licensed as the Gate Inn about mid C19 until 1955. (Finedon Otherwise Thingden by J.L.H. Bailey, p.153).

<http://www.imagesofengland.org.uk/Details/Default.aspx?id=233675&mode=quick>



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