

HISTORIC BUILDING SURVEY REPORT:
THE WELLINGTON ARMS, ANDOVER ROAD, NEWBURY, BERKSHIRE

Planning Reference: 14/00305/FULD
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Report prepared for Volkins Construction

By
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Executive Summary

- A historic building survey was undertaken by Allen Archaeology on behalf of Vokins Construction as a condition of planning consent for partial demolition and alterations to The Wellington Arms, Andover Road, Newbury, Berkshire.
- The Wellington Arms is a Grade II Listed Building that comprises a two storey brick structure of mid 19th century date, with a number of extensions and outbuildings of 19th and 20th century date. Some elements of the structure may be of early 19th century date, representing survival of the earlier Bull and Dog Public House, most of which was demolished in 1936.
- The building has been modernised throughout and bears few surviving original features of historic or architectural interest.

1.0 Introduction

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Vokins Construction to undertake a historic building survey of The Wellington Arms and adjacent outbuildings, on Andover Road in Newbury, Berkshire.
- 1.2 The methodology conforms to current national and local guidelines, as set out in the English Heritage document '*Understanding Historic Buildings: A guide to good recording practice*' (2006), the Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (1996, revised 2001 and 2008) and the specification prepared by this company (AAL 2014).
- 1.3 The documentary and photographic archive will be submitted to West Berkshire Museum within six months of the completion of the fieldwork.

2.0 Site Location and Description

- 2.1 Newbury is in the administrative district of West Berkshire Council, approximately 83km west-southwest of central London. The Wellington Arms is located to the south of the town centre, northwest of Andover Road and southwest of Derby Road, centred on NGR SU 4694 6643.

3.0 Planning Background

- 3.1 A planning application has been submitted to West Berkshire Council for '*Change of use and conversion of the main Grade II Listed pub building and two outbuildings into 4 new residential units. Demolition of rear extension to main building, garage/store and toilet blocks, extension linking main building to function suite and boundary wall adjacent to Derby Road. Hard and soft landscaping and provision of bin/cycle storage and 3 car park spaces*' (Reference 14/00305/FULD). Planning permission was granted subject to conditions, including the undertaking of a programme of building recording prior to any demolition or alterations. Condition 9 of the planning consent states '*no demolition, site works, or development shall take place within the application site until the applicant has secured the implementation of a programme of building recording in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement*'.
'
- 3.2 The approach adopted is consistent with the guidelines set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

4.0 Architectural and Historical Background

- 4.1 A heritage statement was prepared for the site in 2013, and the following section draws on information from this document (Wessex Archaeology, 2013). The document identified five broad phases of development of the structure, based largely on cartographic evidence.
- 4.2 Cartographic evidence suggests buildings occupied the site from at least 1761, and the adjacent Andover Road was shown on mapping from 1768. The John Willis map of this date shows a rectangular building on the site, possibly the (Old) Bull and Dog Public House. A structure to the east is shown on the site on the 1849 Enclosure Map, and elements of this structure may survive within the current building. Further buildings are shown to the west and

northwest. By 1880, one of the buildings occupying the site is labelled as the Wellington Arms Public House, with a yard to the rear and further buildings within the site boundaries to the west and southwest. The Bull and Dog was demolished in 1936, although the southwest wall of this building was retained as the site boundary.

- 4.3 The Wellington Arms is a Grade II Listed Building (List Reference 1219547). The existing pub is a two storey structure of brick construction and according to the listing was formerly two separate properties, although the heritage statement for the site did not uncover evidence to support this assertion, which may refer to the adjacent property.

5.0 Methodology

- 5.1 The works described below equate to a Level 3 survey based on the English Heritage document '*Understanding Historic Buildings: A guide to good recording practice*' (2006). The survey was undertaken prior to any demolition or alterations.
- 5.2 Wherever possible photographs were taken of the following:
- All external elevations
 - All internal elevations, including internal walls and subdivisions
 - The roof structure of the building, internally and externally, where visible
 - The relationship of the structure to their surroundings
 - Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure
 - A general internal photographic record of the building. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction
- 5.3 There was limited access to the roof space of the main pub with extension and the large outbuilding to the southwest.
- 5.4 The fieldwork was undertaken by the author on Wednesday 7th May 2014. The weather was overcast with occasional sunny spells giving good light for exterior shots. There was no electricity in the properties and part of the interiors were poorly or not lit resulting in some underexposed images, despite the use of a fill flash.
- 5.5 All photographs were located on a site location plan (Figure 2) and a floor plan (Figures 3 and 4) with an accompanying description (Appendix 2) and a selection of these images is shown in Appendix 1.

6.0 Results

- 6.1 The complex of buildings on the site comprises seven structures, which included the Wellington Arms pub with extensions, a large outbuilding to its southwest with extension, a store, garage and outdoor toilets (Plate 1). For each structure an account will be given of the exterior followed by an interior description.

Wellington Arms Public House

- 6.2 The existing structure follows the alignment of Andover Road, with a curved façade to the northeast facing the junction of Andover Road and Derby Road. It is likely to be of an early to mid 19th century date, first shown on mapping dating to 1841 (WA 2013). The front of the pub is built in red and grey brick in a Flemish bond with a hipped roof in plain tiles. There are three rendered brick chimney stacks; one external chimney at each gable and an internal stack protruding through the roof, slightly offset from the ridge (Plate 2).
- 6.3 The frontage of the pub has a rendered plinth, and a rendered string course divides the ground floor and first floor, with another rendered string course below the eaves. There are two glazed wood panelled doorways on the southeast elevation, each with simple semi circular fanlights and gauged brick arches. This elevation has three ground floor vertically sliding sash windows with red brick cambered arches (Plates 2 and 3). There also used to be three similar windows on the first floor although the central example has been bricked up (Plate 4).
- 6.4 The curved northeast façade is built using a header bond, with sash windows at ground floor and first floor level (Plate 5). The first floor window is bowed to reflect the curvature of the wall and is probably original whereas the ground floor windows are flat and may be replacements.
- 6.5 There is an external chimney stack on the northeast elevation with another sash window to its west at first floor level (Plate 6). There is significant evidence for later repair along the northwest corner of this elevation.
- 6.6 The northwest elevation also shows extensive 20th century repairs to the brickwork at first floor level, with only its southern half being original. There is a single sash window with small panes at first floor level which corresponds in style with those on the northeast elevation (Plate 7).
- 6.7 The ground floor of the pub contains the lounge and bar area, and has modern décor, fixtures and fittings throughout. Two pillars offer extra support to the open plan form, which is likely to be a relatively recent alteration (Plates 8 and 9). The fireplace in the southwest chimney stack is disused and has been timber clad. The cast iron fireplace with wooden surround on the northeast elevation is a probable 20th century addition (Plate 10). The exact date of the skirting boards, dado rails and covings are unknown, but appear to be a mix of 19th-20th century dates.
- 6.8 The cellar is accessible via stairs located southwest of the bar. There is a delivery entrance in the cellar accessible via an opening on Andover Road (Plate 11). The base of the chimney breast is vaulted with a rubbed brick arch, not an uncommon feature in buildings of this date. In the northwest elevation is a vaulted recess, likely to be a barrel store (Plate 13). Modern draught equipment covers most of the northeast elevation.
- 6.9 Access to the first floor above the pub is by a dog leg staircase with half landing to the rear of the bar. The moulded newel posts and square balusters suggest these features may be original

to the building. The first floor has been converted into a self contained flat but would originally have been occupied by the publican and his family. The closely spaced doors into the main room suggest that the space was probably two rooms originally, and a partition wall has been removed, as in the pub itself below. Both fireplaces on the first floor are disused and have been blocked up. The wooden floor is likely to be original. (Plates 14 and 15).

- 6.10 Across the corridor there is a cupboard space with rounded corner wall, and adjacent toilet (Plate 16). At the north end of the corridor is a converted bathroom and kitchen, both later additions but with the original wooden plank floor (Plates 17 - 19).
- 6.11 The original kingpost roof structure appears to be intact although the central truss has the added support of diagonal bracing struts at its apex (Plate 20). The trenched purlins are held in place by cleats.

Two Storey Pub Extension

- 6.12 Southwest of the main pub is a two storey red brick extension in Flemish Bond, with a patch of Dutch Bond on the first floor northwest elevation (Plate 21). It is first visible on the 1880 Ordnance Survey map, and therefore dates to the latter half of the 19th century. Just as with the main pub, the structure sits on a projecting plinth, although it is in this instance bare brickwork rather than rendered plinth. On the northwest elevation just above the plinth are Edwardian style air bricks which allow for airflow beneath the floorboards.
- 6.13 On the first floor is a sash window of the same style as those found on the main pub building but in this instance with a segmental rubbed brick arch. The ground floor sash window also has a segmental arch but the glazing is of later style with larger panes. The extension has a hipped roof of plain ceramic tiles with a rendered brick chimney stack protruding at the west side of the roof (Plates 21 and 22).
- 6.14 There are two rooms within this structure, one on each floor. The ground floor room acts as a back room to the pub and has a disused fireplace (Plates 23 and 24). The first floor room is likely to have of late functioned as a bedroom. There was no sign of a chimney breast or fireplace in this room, but repairs to the floorboards suggest the location of a possible former fireplace in the southwest elevation.

Large Outbuilding

- 6.15 Along the southern boundary of the site is a broadly northwest to southeast aligned outbuilding, which abuts No. 6 Andover Road to the southeast. This building is also first shown on the 1880 Ordnance Survey map. It is a red brick structure in Flemish Garden Wall Bond, with double pitched slate roof with ceramic copings. There are two sash windows on the southwest elevation, both with rubbed brick segmental arches. On the northeast elevation, there are two doorways west of the kitchen extension. The first floor opening is boarded up and accessed by a metal staircase. The ground floor opening has a plank and batten door with segmental arch above (Plates 26 and 27).
- 6.16 This is a further access into this building from the stairwell located east of the kitchen extension. The elevations of this stairwell are boarded timber stud walls (Plate 28).
- 6.17 The first floor has recently been used as a function room and is modernised throughout (Plate 29). A rooflight has been added to the northwest end (Plate 30). A modern spiral staircase

leads to the ground floor (Plate 31), which has white painted brick walls and carpeted floor. Metal joists have been added along the centre of the room to support the floor above (Plate 32).

Kitchen Extension

- 6.18 The small kitchen extension infills the corner between the two storey pub extension and the function room. This structure also first appears on the Ordnance Survey map of 1880. It is a single storey brick building with a mono pitched slate roof, with a brick chimney protruding through the apex of the roof. Steps lead up to a doorway, with an adjacent sash window. The tall chimney is of similar style as on the other buildings and is likely to be original to this extension. The northeast elevation has had some brick repairs, as the lower part of the wall is in Flemish Bond whereas the upper part is a later irregular bond, suggesting both the door way and window have been inserted at a later date or moved. A large part of the northwest elevation has been rebuilt in a stretcher bond.
- 6.19 The interior of the kitchen has been refurbished, the walls are plastered and tiled, new pipe work runs along the walls. No original fixtures or fittings were observed (Plate 33).

Store (Former Stable)

- 6.20 The store, and former stable also first appears on the 1880 Ordnance Survey map. It is a one and a half storey brick structure in Flemish Bond with later brick repairs. The bond on the northwest and northeast elevation changes from Flemish to Flemish Garden Wall Bond halfway up the wall. The roof is double pitched and covered with plain tiles and at the southwest apex is a tall external square brick chimney. On the southeast elevation ground floor is a side hung casement window and a plank door with strap hinges. The only access to the loft is through a pitching hole in a gable fronted dormer with double pitched roof (Plate 34). There are no openings to the northeast and northwest (Plate 35).
- 6.21 The internal southwest elevation does not show any trace of a fireplace, despite the external chimney. Fireplaces in stables were often a feature within the groom's room, but there was no evidence for such a space in this instance (Wade Martins, 1991, p.179). Apart from a small square ventilation window on the southwest elevation, which may be of a later date, and the harness pegs on the northeast elevation, no other fittings remain. The concrete floor is of a later date (Plates 36 and 37).
- 6.22 The former hayloft above functions as a store room. The roof structure does not have a tie beam, but instead vertical posts sit on a cross beam and rise to the principal rafters, which are tied with a collar beam. The rafters support trenched purlins and common rafters that are joined at the ridge plank (Plates 38 and 39).

Garage (Former Coach House)

- 6.23 The date of the garage and former coach house is uncertain, and ranges between pre-1849 to 1879. The previous heritage assessment suggests it was originally a part of the Bull and Dog public house, once situated north of the site, which was demolished around 1936 (WA 2013). The Enclosure map of 1849 does indeed show a structure in this approximate location that is likely to represent the same structure.

- 6.24 The building runs on a northeast to southwest alignment and abuts the southwest elevation (now a rendered boundary wall) of the former Bull and Dog, fronting Derby Road (Plate 40). It has a double pitched slate roof with ceramic coping tiles and a parapet at the northeastern gable. The only access into the building is from the southeast elevation which comprises two sets of large floor to ceiling plank built double doors with strap hinges (Plate 41).
- 6.25 There is a later buttress supporting the northwest corner (Plate 42).
- 6.26 The interior walls are partially rendered and whitewashed. A kingpost roof structure with diagonal bracing struts supports purlins and common rafters (Plate 43). No original fixtures or fittings were observed.

Outdoor Toilets

- 6.27 A block of two outdoor toilets with a mono-pitched concrete roof abut the southwest elevation of the coach house. This is likely to represent a much altered survival of part of a structure shown on the 1880 Ordnance Survey map, although part of this building to the immediate west is no longer present. The northwest elevation is built in stretcher bond, and on the southeast elevation are two doorways and a window opening (Plate 46).
- 6.28 The southwest elevation is in English Bond, and bullnose bricks on the corner could potentially be a survival from the earlier structure (Plate 47). The date and function of the adjacent low brick walls is not clear

Modern Toilet Block

- 6.29 According to the previous assessment this extension, abutting the northwest elevation of the main pub dates to 1980 (WA 2013). It is built in Flemish Bond and Stretcher Bond with a mono pitched slate roof. There is an entrance into the main pub from the northwest elevation; there is also a large sash window and a smaller window with a lower fixed light and an upper awning light. A similar window can be found on the northeast elevation (Plates 48 and 49).
- 6.30 Within the block are a ladies toilet and a men's toilet, both with modern fittings (Plate 50 and 51).

7.0 Discussion

- 7.1 It has been suggested by the previous heritage assessment report that the first phase of the Wellington Arms structure may be of earlier date than 1849, as the Newbury Enclosure map of that year show a rectangular building with a northeast protruding part and with a western extension on the same site as the current pub, although the layout of the buildings differ somewhat on the 1880 Ordnance Survey map, either as a result of some rebuilding or merely cartographic errors. There was certainly evidence for rebuilding and repair apparent on the northeast corner of the main pub building, although this may be contemporary with later extensions (see Plates 6 and 7). Regardless of this, the building was certainly built by 1854, as a trade directory refers to the pub as occupied by a Robert Johnson (WA 2013).
- 7.2 A number of extensions have been added to the complex of buildings since the original construction of the pub in the mid 19th century, including a two storey rear extension that is shown on the 1880 Ordnance Survey map, and a late 20th century toilet block. All the

remaining outbuildings to the rear of the pub were also present on the 1880 Ordnance Survey map, suggesting few major structural changes since that date.

- 7.3 Perhaps the earliest surviving component of the group of buildings that occupy the current site is the boundary wall and store that appear to have formed part of the earlier Bull and Dog public house, demolished in 1936. This structure however, along with the pub itself and associated outbuildings, have been extensively altered and modernised to accommodate its evolving use as a public house over the last 150 years.

8.0 Effectiveness of Methodology

- 8.1 The photographic survey methodology was appropriate to the scale and nature of the scheme. It has served to make a permanent record of the buildings prior to any demolitions and alterations.

9.0 Acknowledgements

- 9.1 Allen Archaeology Ltd would like to thank Vokins Construction for this commission and for providing the plans and elevation drawings.

10.0 References

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Appendix 1: Colour Plates



*Plate 1 (Shot 03):
General site shot,
looking west-
southwest*



*Plate 2 (Shot 118):
Southeast elevation,
looking northwest,
1m scale*



*Plate 3 (Shot 120):
Representative shot of
ground floor doors
and windows, looking
northwest. 1m scale*



Plate 4 (Shot 119): Representative first floor window, also showing blocked window, looking northwest



Plate 5 (Shot 123): Northeast corner of pub, looking southwest, 1m scale



Plate 6 (Shot 116): Northeast elevation, looking southwest, 1m scale



Plate 7 (Shot 110): Northwest elevation showing later rusticated brick repair, looking east

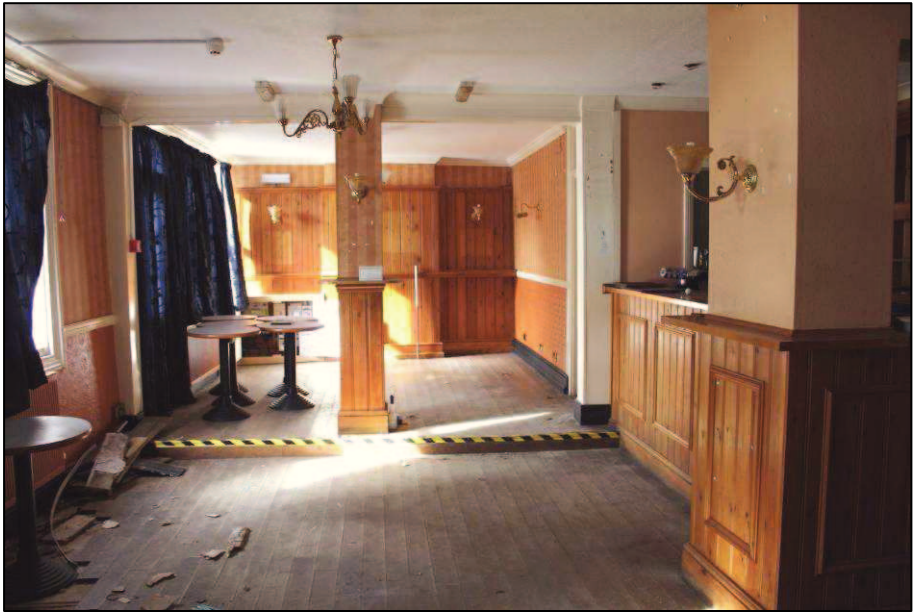


Plate 8 (Shot 13): General view of the pub area, looking southwest, 1m scale



Plate 9 (Shot 12): Pub area on ground floor, looking northeast, 1m scale



*Plate 10 (Shot 11):
Close up of the
fireplace in the
northeastern chimney
stack, looking
northeast, 1m scale*



*Plate 11 (Shot 46):
Cellar access to
Andover Road, looking
east-southeast, 1m
scale*



*Plate 12 (Shot 47):
Vaulted chimney base,
looking southwest, 1m
scale*



*Plate 13 (Shot 49):
Vaulted storage cell
on the northwest
elevation, 1m scale*



*Plate 14 (Shot 25):
Living space on first
floor looking towards
blocked up fireplace
on the southwest
elevation, 1m scale*



*Plate 15 (Shot 26):
Living space on first
floor looking at
blocked up fireplace
on the northeast
partition wall, 1m
scale*

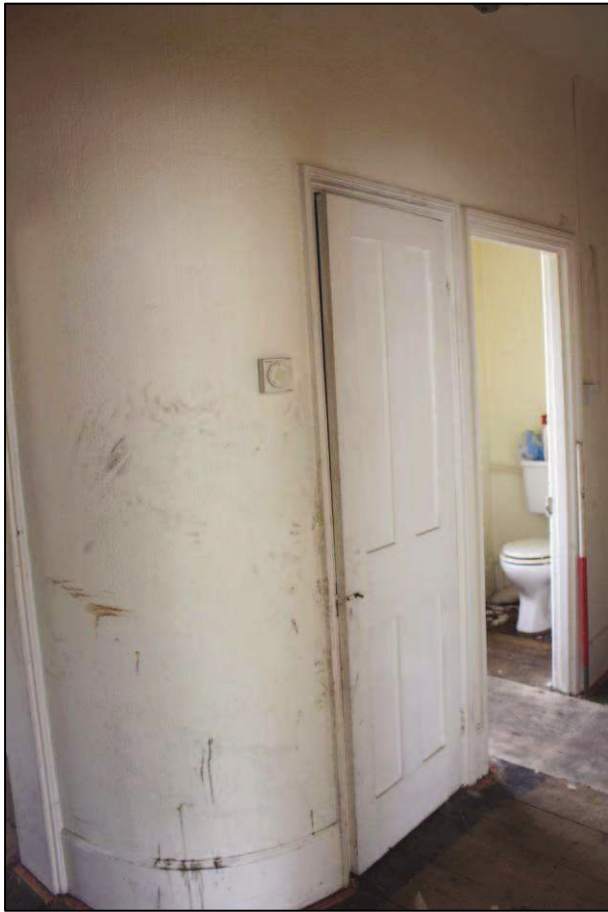


Plate 16 (Shot 29): Curved corner in the first floor corridor, looking northwest, 1m scale

Plate 17 (Shot 31): First floor bathroom, looking northeast, 1m scale



Plate 18 (Shot 31): First floor kitchen, looking northeast. 1m scale



*Plate 19 (Shot 34):
General view of the
kitchen, looking
northwest, 1m scale*



Plate 20 (Shot 39): Kingpost roof truss above the main pub, looking southeast

Plate 21 (Shot 101): Two storey extension southwest of the main pub, looking east southeast, 1m scale



*Plate 22 (Shot 106):
Roof of pub extension,
looking east*



*Plate 23 (Shot 16):
Back room in the
extension, looking
west, 1m scale*



*Plate 24 (Shot 17):
Disused fireplace in
the back room,
looking southwest, 1m
scale*



*Plate 25 (Shot 22):
First floor living space
in the extension,
looking west, 1m scale*



*Plate 26 (Shot 121):
Southwest elevation
of the function room*



*Plate 27 (Shot 100): In
the background is the
northeast elevation of
the function room, in
the foreground is a
small kitchen
extension, looking
southwest, 1m scale*



Plate 28 (Shot 58): Staircase adjacent to the kitchen extension leading up to the function room in a large outbuilding, looking northeast, 1m scale



Plate 29 (Shot 60): General view of the function room, looking northwest, 1m scale



Plate 30 (Shot 62): Rooflight in the function room, looking southwest



*Plate 31 (shot 63).
Spiral staircase
between first floor and
ground floor, looking
northeast, 1m scale*



*Plate 32 (Shot 64):
Ground floor showing
supporting columns,
looking northwest, 1m
scale*



*Plate 33 (Shot 56):
General view of the
kitchen, looking
southwest, 1m scale*



Plate 34 (Shot 95):
Southwest elevation of
the store, looking
west, 1m scale



Plate 35 (Shot 127):
Northeast and
northwest elevations
of the store, looking
south



Plate 36 (Shot 67):
Southwest elevation
of the store, 1m scale



*Plate 37 (Shot 68):
Northeast elevation of
the store, 1m scale*



*Plate 38 (Shot 72): Loft
above store, looking
south*



*Plate 39 (Shot 73):
Roof structure,
looking south*



*Plate 40 (Shot 117):
Northeast elevation
and boundary wall,
looking southwest*



*Plate 41 (Shot 90):
Southeast elevation of
the garage, looking
west, 1m scale*



*Plate 42 (Shot 124):
Northwest elevation
of garage, looking
southeast, 1m scale*



Plate 43 (Shot 82): Southwest internal elevation of the garage, looking southwest, 1m scale



Plate 44 (Shot 88): General view of the garage interior, looking northwest, 1m scale



Plate 45 (Shot 84): Kingpost roof structure looking northeast



Plate 46 (Shot 92):
Outdoor toilets,
looking northwest, 1m
scale



Plate 47 (Shot 94):
Southwest elevation
of outdoor toilets, also
low wall brick
structures, looking
northeast, 1m scale



Plate 48 (Shot 110):
Northwest elevation
of toilet block, looking
east, 1m scale



Plate 49 (Shot 111):
Northeast elevation of
toilet block, looking
southeast, 1m scale



Plate 50 (Shot 06).
Ladies toilet, looking
south, 1m scale



Plate 51 (Shot 09).
Men's toilet, looking
west northwest, 1m
scale

Appendix 2: Photographic Archive List

Shot No	Facing	Type	Building	Floor	Description
1	NW	Exterior	-	-	General site shot taken from Andover Rd
2	WNW	Exterior	-	-	General site shot taken from Andover Rd
3	WSW	Exterior	-	-	General site shot taken from Andover Rd
4	SW	Exterior	-	-	General site shot taken from Andover Rd
5	SE	Exterior	-	-	General site shot taken from Derby Rd
6	S	Interior	Toilet block	Ground floor	Ladies toilet
7	E	Interior	Toilet block	Ground floor	Ladies toilet
8	N	Interior	Toilet block	Ground floor	Men's toilet
9	WNW	Interior	Toilet block	Ground floor	Men's toilet
10	ESE	Interior	Main Pub,	Ground floor	Main entrance
11	NE	Interior	Main Pub	Ground floor	Fireplace
12	NE	Interior	Main Pub	Ground floor	Pub area
13	SW	Interior	Main Pub	Ground floor	Pub area
14	SW	Interior	Main Pub	Ground floor	Bar
15	SW	Interior	Main Pub	Ground floor	Ceiling
16	W	Interior	Extension	Ground floor	Backroom
17	SW	Interior	Extension	Ground floor	Backroom fireplace
18	SW	Interior	Main Pub	Ground floor	Staircase to first floor
19	SW	Interior	Main Pub	Ground floor	Doorway to cellar
20	SW	Interior	Main Pub	Ground floor	Staircase to first floor
21	SW	Interior	Main Pub	First floor	Staircase to ground floor
22	W	Interior	Extension	First floor	Living space
23	SW	Interior	Extension	First floor	Living space, removed fireplace?
24	E	Interior	Extension	First floor	Living space and door
25	SW	Interior	Main Pub	First floor	Living space and blocked fireplace
26	NE	Interior	Main Pub	First floor	Living space and blocked fireplace
27	SE	Interior	Main Pub	First floor	Representative window
28	NE	Interior	Main Pub	First floor	Corridor
29	NW	Interior	Main Pub	First floor	Corridor
30	WNW	Interior	Main Pub	First floor	Toilet window
31	NE	Interior	Main Pub	First floor	Bathroom
32	SW	Interior	Main Pub	First floor	Bathroom and door
33	ENE	Interior	Main Pub	First floor	Kitchen
34	NW	Interior	Main Pub	First floor	Kitchen
35	NE	Interior	Main Pub	Roof space	Kingpost roof structure
36	NE	Interior	Main Pub	Roof space	Kingpost roof structure
37	N	Interior	Main Pub	Roof space	Purlin with supporting cleat
38	SE	Interior	Main Pub	Roof space	Kingpost roof structure
39	SE	Interior	Main Pub	Roof space	Kingpost roof structure
40	SE	Interior	Main Pub	Roof space	Diagonal supporting timbers
41	ESE	Interior	Main Pub	Roof space	Diagonal supporting timbers
42	E	Interior	Main Pub	Roof space	Diagonal supporting timbers
43	ENE	Interior	Main Pub	Roof space	Diagonal supporting timbers
44	SE	Interior	Main Pub	Roof space	Close up of kingpost
45	SE	Interior	Main Pub	Roof space	Close up of kingpost
46	ESE	Interior	Main Pub	Cellar	Access from Andover Rd
47	SW	Interior	Main Pub	Cellar	Vault and chimney support
48	NE	Interior	Main Pub	Cellar	Modern
49	NW	Interior	Main Pub	Cellar	Vaulted cell for storage
50	W	Interior	Main Pub	Cellar	Steps up to ground floor
51	S	Interior	No 6 Andover Rd	-	Elevation
52	S	Interior	Light well	-	No 6 Andover Rd, elevation

53	SW	Interior	Light well	Ground floor	North east elevation of store and function room abutting no 6 Andover Rd
54	SW	Interior	Light well	-	Stairwell between function room and kitchen
55	S	Interior	Light well	-	North east elevation of store and function room abutting no 6 Andover Rd
56	SW	Interior	Kitchen	Ground floor	General view
57	SE	Interior	Kitchen	Ground floor	General view
58	NE	Interior	Staircase	First floor	Stud and timber staircase
59	SE	Interior	Function room	First floor	General view
60	NW	Interior	Function room	First floor	General view
61	SW	Interior	Function room	First floor	Representative window
62	SW	Interior	Function room	First floor	Rooflight
63	NE	Interior	Function room	First floor	Spiral staircase to ground floor
64	NW	Interior	Storage space	Ground floor	General view with supporting columns
65	SE	Interior	Storage space	Ground floor	General view with supporting columns
66	SE	Interior	Storage space	Ground floor	Floor joists
67	SW	Interior	Store	Ground floor	General view towards the adjacent storage space
68	NE	Interior	Store	Ground floor	General view
69	ESE	Interior	Store	Ground floor	General view
70	NE	Interior	Loft	First floor	General view
71	SE	Interior	Loft	First floor	Looking towards the pitching hole and entrance
72	S	Interior	Loft	First floor	General view
73	S	Interior	Loft	First floor	Roof structure
74	SE	Interior	Loft	First floor	Roof structure
75	S	Interior	Loft	First floor	Roof structure
76	S	Interior	Loft	First floor	Roof structure
77	S	Interior	Loft	First floor	Roof structure
78	S	Interior	Loft	First floor	General view
79	ESE	Interior	Store	Ground floor	New bricks added for support on the interior wall
80	WNW	Interior	Outdoor toilet	Ground floor	General view
81	WNW	Interior	Outdoor toilet	Ground floor	General view
82	SW	Interior	Garage	Ground floor	General view, southwest elevation
83	NE	Interior	Garage	Ground floor	General view, northeast elevation
84	NE	Interior	Garage	Ground floor	Kingpost roof structure
85	N	Interior	Garage	Ground floor	Purlin with supporting cleat
86	NE	Interior	Garage	Ground floor	Kingpost and rinde plank
87	N	Interior	Garage	Ground floor	Trenched tie beam on wall plate
88	NW	Interior	Garage	Ground floor	General view, northwest elevation
89	NE	Interior	Garage	Ground floor	Floor
90	W	Exterior	Garage	-	Southeast elevation
91	N	Exterior	Garage	-	Southeast elevation
92	NW	Exterior	Outdoor toilet	-	Southeast elevation
93	N	Exterior	Garage	-	Southwest elevation
94	NE	Exterior	Toilet and garage	-	Southwest elevations
95	W	Exterior	Store	-	Southeast elevation and view of chimney
96	WNW	Exterior	Store	-	Southeast elevation, window
97	WNW	Exterior	Storage space and store	-	Abutting elevations
98	SW	Exterior	Storage space	Ground floor	Door with segmental arch
99	SW	Exterior	Function room and storage space	-	Northeast elevation
100	SW	Exterior	Kitchen and	-	Northeast elevation

			function room		
101	ESE	Exterior	Extension	-	Northwest elevation
102	ESE	Exterior	Extension	First floor	Northwest elevation and window
103	ESE	Exterior	Extension	Ground floor	Northwest elevation and window
104	SE	Exterior	Kitchen	Roof	General view of roof and extension of No 9 Andover Rd in the background
105	SE	Exterior	-	-	General view of structures for No 9 Andover Rd
106	E	Exterior	Extension	Roof	General view
107	N	Exterior	Store and back yard	Roof etc	General view
108	NE	Exterior	Main pub and extensions	-	Northwest elevations
109	E	Exterior	Toilet block	Ground floor	Northwest elevation
110	E	Exterior	Main Pub	First floor	Northwest elevation brick repair
111	SE	Exterior	Toilet block	Ground floor	Northwest and northeast elevations
112	SE	Exterior	Main Pub, extension	First floor	Joint between abutting buildings
113	SE	Exterior	Main pub, toilet block	-	Northeast elevation
114	SE	Exterior	Main pub, toilet block	First floor	Northeast elevation
115	SE	Exterior	Main pub, toilet block	Ground floor	Northeast elevation
116	SW	Exterior	Main pub	-	Northeast elevation
117	SW	Exterior	Site	-	Northeast elevations
118	NW	Exterior	Main pub	-	Southeast elevation
119	NW	Exterior	Main pub	First floor	Representative window
120	NW	Exterior	Main pub	Ground floor	Representative doorway
121	NE	Exterior	Function room	-	Southwest elevation
122	SW	Exterior	Main pub	Ground floor	Northeast corner
123	SW	Exterior	Main pub	First floor	Northeast corner
124	SE	Exterior	Garage	-	Northwest elevation
125	S	Exterior	General	-	Looking towards the garage, outdoor toilets and store
126	SW	Exterior	Store	-	Northeast elevation
127	S	Exterior	Store	-	Northeast and northwest elevations
128	SW	Exterior	Sign	-	The Wellington Arms sign

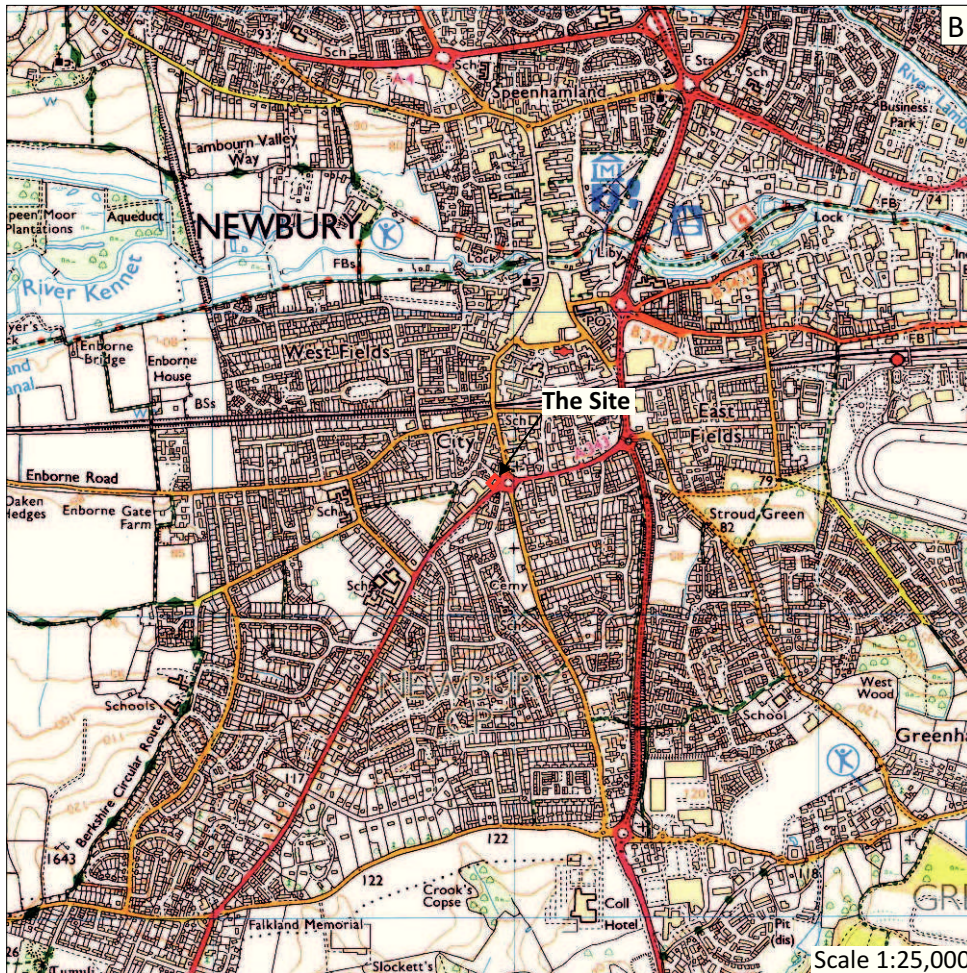
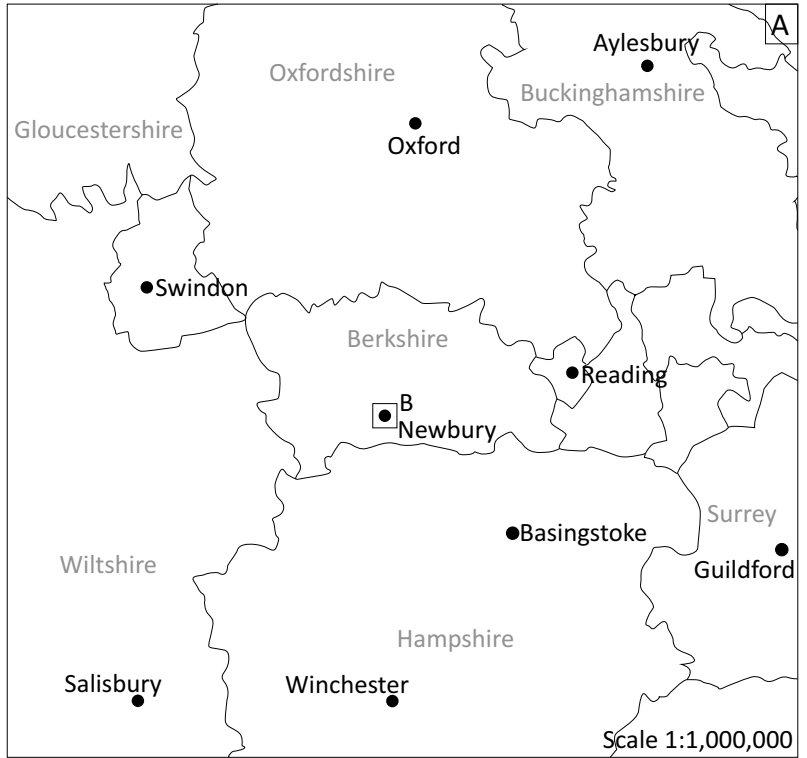
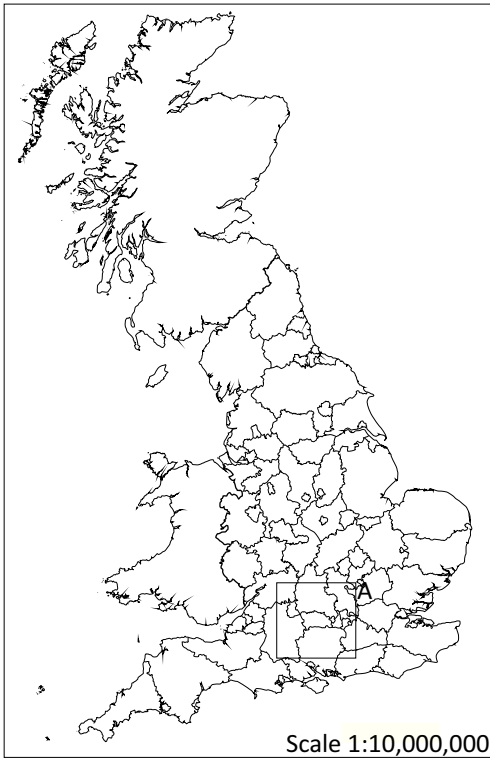
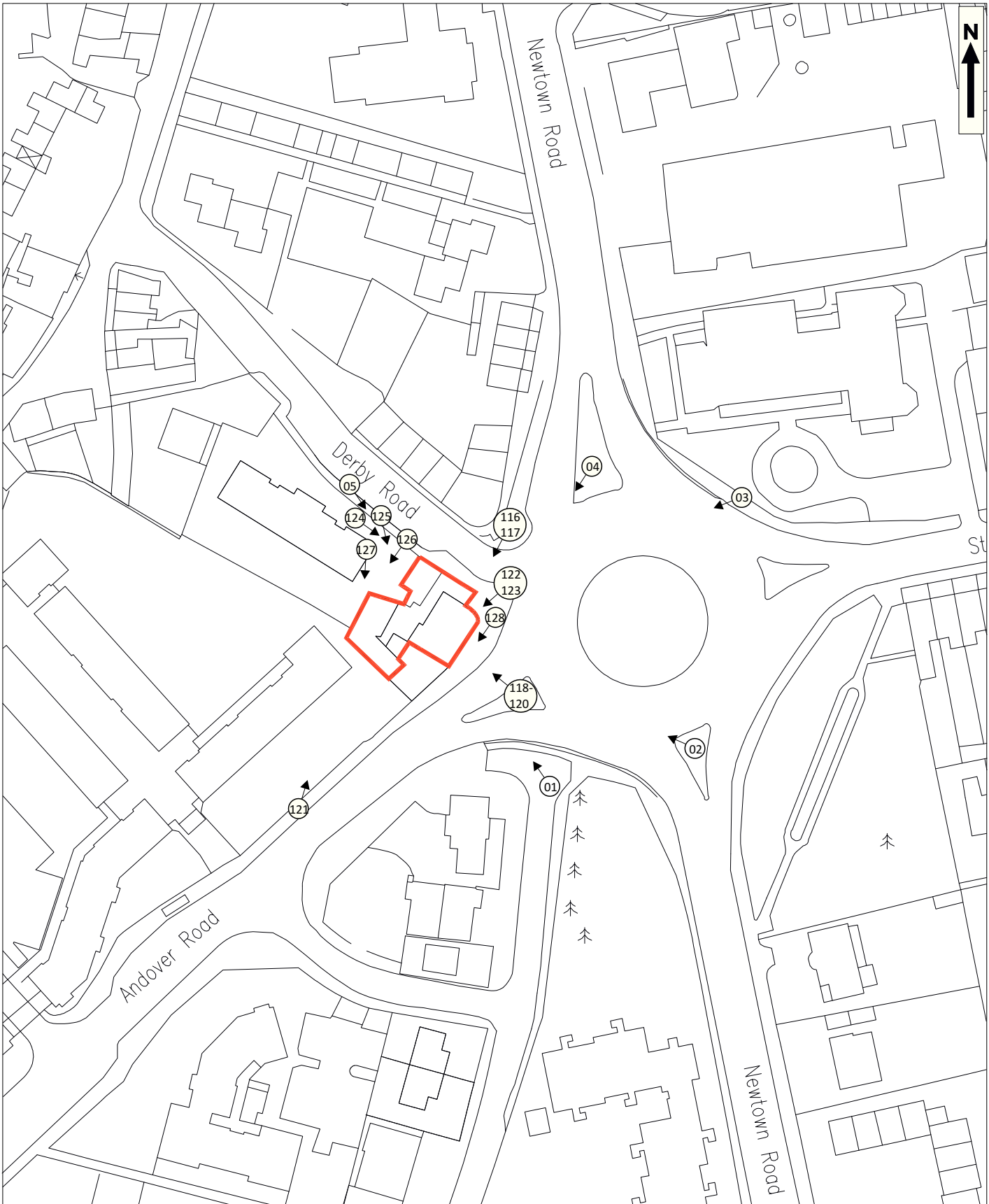


Figure 1: Site location outlined in red
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 1:25,000 @ A4
 Drawn by C Clay
 Date 19/05/14

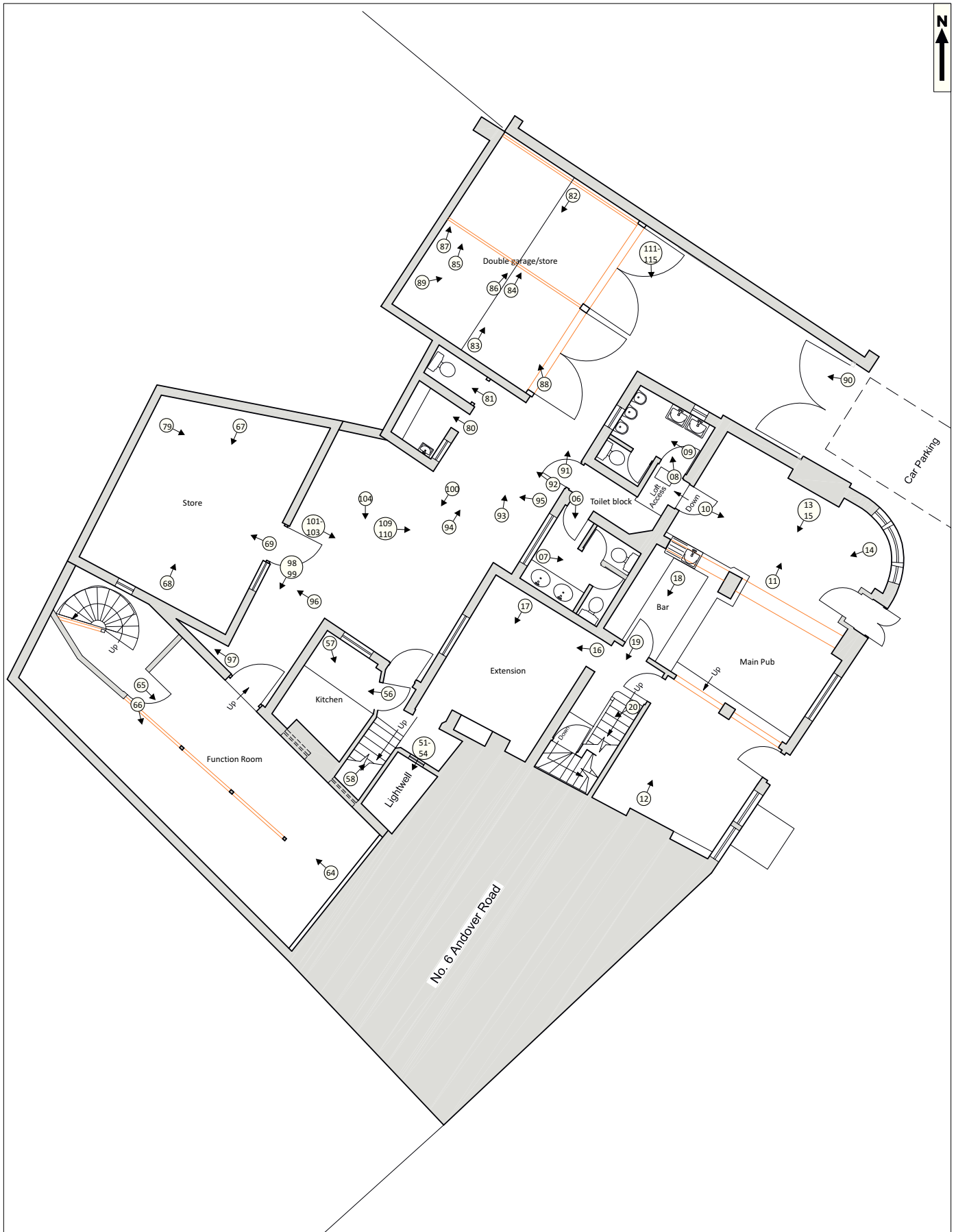
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Scale	1:1,000 @ A4
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Figure 2: Site location outlined in red, with location of external photographs shown (background plan supplied by the client)

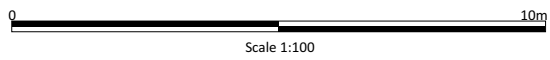
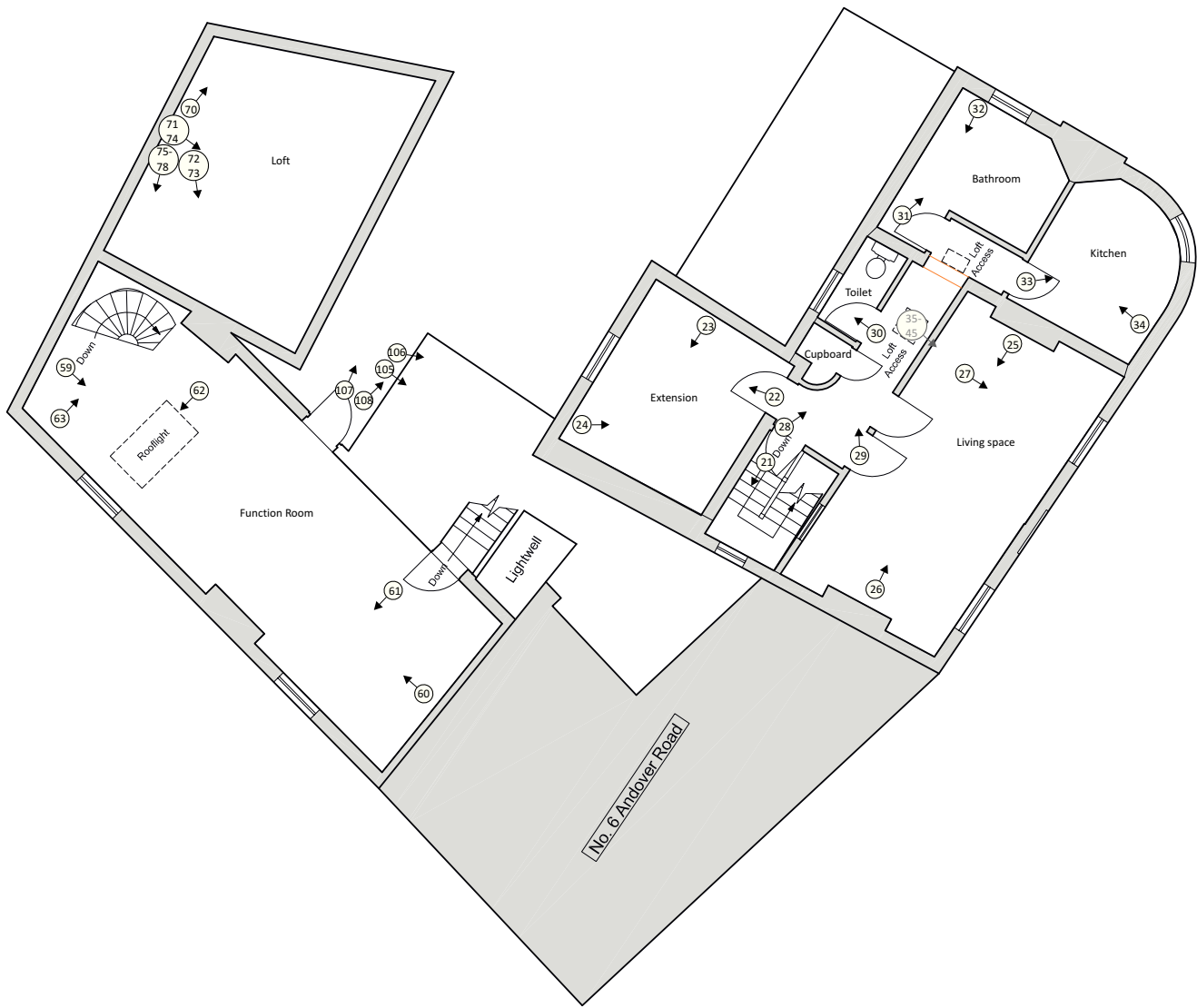


0 10m
Scale 1:100

Site Code NEAR 14
Scale 1:100 @ A3
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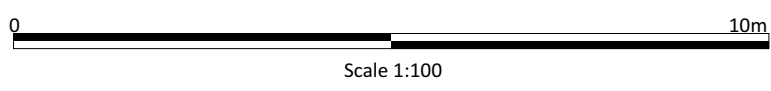
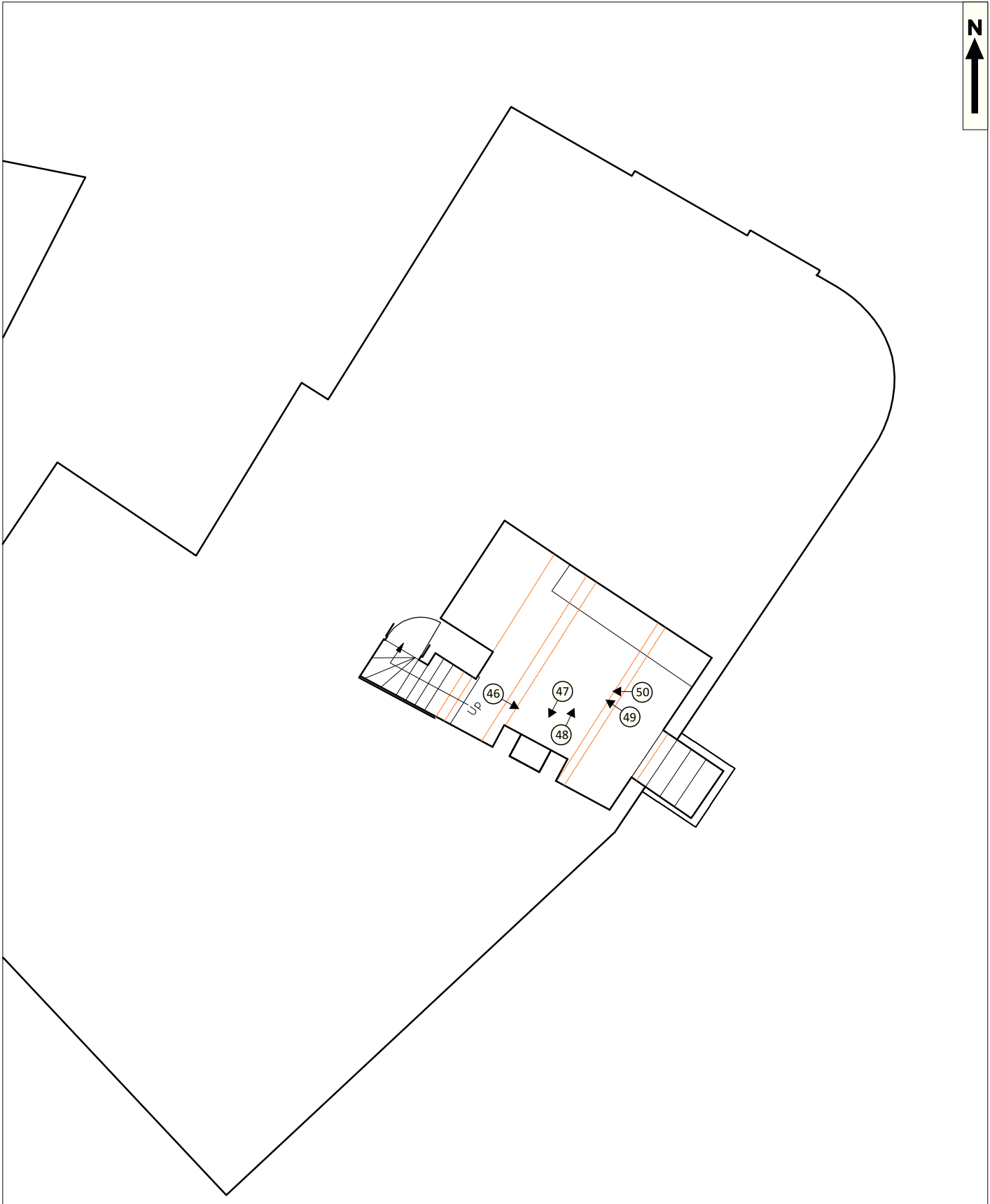
Figure 3: Ground floor plan showing location of photographs (Background plan provided by the client)



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Figure 4: First floor plan showing location of photographs (Background plan provided by the client)



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Figure 5: Basement plan showing location of photographs (background plan supplied by the client)



Existing North West Elevation



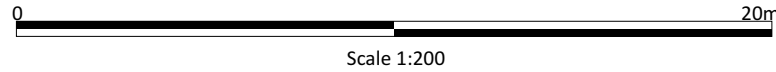
Existing North East Elevation



Existing South East Elevation



Existing South East Elevation (Outbuilding)



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Figure 6: Existing elevations (provided by the client)



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