

# The Old George, High Street Stony Stratford Milton Keynes

*Historic Building Recording*



*Report prepared for:*  
CMI Architecture

CA Project: MK0097

CA Report: MK0097\_1

October 2019



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issue	2

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## SUMMARY

In September 2019 Cotswold Archaeology was commissioned by CMI Architecture to undertake a programme of Historic Building Recording in respect of The Old George, Stony Stratford, Milton Keynes. The Historic Building Recording was undertaken to form a record of those parts of the Building to be altered by proposed amendments to an existing development scheme for a two-storey rear extension to provide four new guest bedrooms and a new cellar at the existing public house with minor internal alterations and removal of two bay windows on the single storey rear extension. A previous programme of Historic Building Recording was undertaken in August 2019 (Cotswold Archaeology 2019a and 2019b) to fulfil a condition attached to planning permission (16/02969/FUL) and Listed Building Consent (16/03032/LBC) for the development of a two-storey rear extension to provide four new guest bedrooms.

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## 1. INTRODUCTION

1.1. In September 2019 Cotswold Archaeology was commissioned by CMI Architecture to undertake a programme of Historic Building Recording in respect of The Old George, Stony Stratford, Milton Keynes (NGR 478758, 240429, Figure 1) hereafter referred to as the 'Building'. A previous programme of Historic Building Recording was undertaken in August 2019 (Cotswold Archaeology 2019a and 2019b) to fulfil a condition attached to planning permission (16/02969/FUL) and Listed Building Consent (16/03032/LBC) for the development of a two-storey rear extension to provide four new guest bedrooms

1.2. Listed Building Consent (16/03032/LBC) condition No.9 stated that:

*Prior to any works commencing on site, the applicant will employ a competent archaeologist, survey or architect to record the Building(s) to a scheme agreed in writing with the Council's Conservation Officer. The record will comprise a report with plans, elevations and sections of the Building in accordance with guidance provided by Historic England (2016) 'Understanding Historic Buildings: A guide to good Recording Practice'. This will be accompanied by a written description of the Building and its development, together with a photographic record of the interior and exterior. All photographs will be dated and annotated.*

1.3. The Historic Building Recording report produced in August 2019 (Cotswold Archaeology 2019b) was submitted to Milton Keynes Council and Condition 9 relating to Listed Building Consent (16/03032/LBC) was discharged on 16 September 2019. This Historic Building Recording has been undertaken to create a record of those parts of the Building to be altered by proposed amendments to the existing development scheme for a two-storey rear extension to provide four new guest bedrooms and a new cellar at the existing public house with minor internal alterations and removal of two bay windows on the single storey rear extension.

### ***Objectives and professional standards***

1.4. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the 'Standard and Guidance for archaeological investigation of standing buildings or structures' (CIfA 2019) and a Written Scheme of Investigation (Cotswold Archaeology 2019a).



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- 1.5. The objective of the survey is to produce a record of the parts of the Building, in their current state, which will be altered as part of the development. The record comprises annotated plans, photographs and a written description of the Building in its current state prior to the approved works. The objective of the recording is to understand the structural and functional history of the Building and to provide a clear record of its significance. The building survey equates to a Level 3 standard (an analytical record) as defined in 'Understanding Historic Buildings: A guide to good recording practice' (Historic England 2016).

### *Consultation*

- 1.6. This assessment has been undertaken in accordance with a Written Scheme of Investigation (WSI), formalising the adopted scope and methodology (CA 2019a). The WSI was submitted to Christopher Hooper, Conservation Officer, Milton Keynes Council for review, comment and approval and was approved on 8th July 2019. Additional consultation was undertaken with Christopher Hooper in September 2019 in relation to proposed amendments to the development scheme. It was confirmed on the 23 September 2019, that the scope of this Historic Building Recording could be amended to include the Staff WC and Boiler Room where new toilet facilities are to be inserted (see paragraphs 4.5 to 4.9).

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## 2. METHODOLOGY

### *Data collection, analysis and presentation*

- 2.1. The Historic Building Assessment was guided in its composition by the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures (ClfA 2019); Understanding Historic Buildings: A guide to good recording practice (Historic England 2016). The Building recording was undertaken to a Level 3 standard as defined in Understanding Historic Buildings: A guide to good recording practice (Historic England 2016).
- 2.2. The key objectives of the Historic Building Recording were to produce a concise description of the significance of the Building, and to produce a record of the parts of the Building which are to be altered as a form of mitigation for the redevelopment of the Building. The objective of the recording is to understand the structural and functional history of the building and to provide a clear record of its significance. The areas of the Building which have been subject to detailed recording are:
- The Ground Floor Stores and Cellar
  - The Dining Room and Room 7
  - The Staff WC, Boiler Room and Room 6
  - The Rear Yard
  - The first-floor rooms (Rooms 11, 12, Store and corridor)
- 2.3. The Building survey included the following elements:
- The completion of a photographic survey, to Historic England Level 3 standards, focussing on the areas and components of the Building which will be altered.
  - Detailed recording of any structural features that are of significance.
  - The production of Building phase plans establishing an accurate record of the historic development of the Building, informed by historic cartographic sources, planning history and the Building inspection.
- 2.4. The recording focussed on creating a detailed record of the areas of the Building which will directly be altered by the development. This approach has been agreed with Christopher Hooper, Conservation Officer, Milton Keynes Council, through the submission and approval of a Written Scheme of Investigation in accordance with a condition attached to planning permission for the construction of a two-storey rear

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extension with minor internal alterations and removal of two bay windows on single storey rear extension.

### **Drawn Record**

- 2.5. A drawn record was made utilising existing phased floor plans (Cotswold Archaeology 2016), indicating the form and function of any structural features and/or detail of historic significance including any evidence for fixtures and fittings of significance. Existing floor plans were used during the assessment and have been annotated depicting the chronological phasing of the Building, features of architectural value and photographic locations (Figures 2 and 3). These existing floor plans are considered sufficient to illustrate the phased construction of the Building along with areas of significance.

### **Photographic Record**

- 2.6. The photographic record includes general shots of the overall appearance of the principal areas within the Building which will be altered by the development and includes photographs of the overall appearance of these rooms along with photographs of specific architectural details that relate to date, alteration or function. The photographic archive is held by Cotswold Archaeology but can be made available.
- 2.7. The photographic survey comprises digital images of the Building and has been created in compliance with Historic England guidance. Select photographs were taken using a Digital Single Lens Reflex (DSLR) Camera with a sensor of a minimum of 20 megapixels. A compact digital camera was used for more general shots and working shots. Lenses were chosen to reflect the requirements of the particular feature/features being recorded.
- 2.8. Images have been saved in TIFF format. At the current time TIFF formatting is regarded as the best format for archiving. Some files have been converted to .jpeg format for use in the report, but original RAW or TIFF versions have been maintained in the project archive.

### **Written Record**

- 2.9. The written account includes the location of the Building, designations, the date and circumstances of the record and name of recorder; an account of the buildings form, function, date and development sequence; and the names of architects, builders, patrons and owners will be given, where known.

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2.10. Details of the history and development of the Building were derived from the existing Heritage Assessments (Cotswold Archaeology 2015 and 2016) and available secondary sources. Hannah Shaw, Historic Buildings Consultant, visited the buildings on 16 July 2019 and on the 4 October 2019 to assess the significance of the Building in accordance with appropriate Historic England guidance (Understanding Historic Buildings: A guide to good recording practice, 2016) and the approved WSI.

2.11. The Building was surveyed with a particular focus upon those elements to be altered by the development and upon those elements considered to date to the original construction phase, and includes analysis of external or internal details, structural or decorative, which are relevant to the Building's design, development or use.

#### *Limitations*

2.12. There was sufficient access to the Building to undertake the necessary recording and to assess its significance. Access was possible to most areas of the Building although it should be noted that the record specifically focusses upon those parts of the Building to be directly altered by the development. All of these areas of direct importance, relating to the proposed alterations, were fully inspected.

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### 3. HISTORIC BACKGROUND

3.1. Section 3 discusses the historic context and phased development of the Building and Section 4 provides a record of the current form of the areas of the Building which will be altered by the development.

3.2. The Building is described in the listing description (dating to 12 June 1953, NHLE: 1125374) as:

*Reputedly mid 16th century. Interior keeps some features from that period. Set back about 2 feet from adjoining houses. Low 2 storey house with an early tiled roof more or less in line with that of No.39. Late brick chimney stacks. Plastered front. 2 late C18 2-storey, 4 light rectangular bays topped by an entablature with triglyph frieze and deep mutule cornice. Sash windows. Flat topped porch covers central doorway. Porch supported by baluster columns flanked by high balustrade. Moulded panel over door. Heavy wooden post projects from roof to carry sign. Fine tiled brick, stone and timber outbuildings to rear, forming a courtyard to George Yard. Numbers 23 to 49 (odd) High Street including No 25A form a group of which Nos 29 to 37 (odd) are of local interest only.*

#### **Historic Context**

3.3. The Building is situated to the south of Stony Stratford High Street towards the eastern extent of the street. The Building is set back from the adjoining properties and the access from the street is stepped down in to the Building. To the north-west of the Building is a covered alley (part of the adjoining building) known as ‘George Yard’. This provides access to the rear yard of The Old George and provides a connection between the High Street and the Market Square.

3.4. According to the Victoria County History (Page, 1927), the 16th and 17th- centuries saw the height of prosperity within Stony Stratford as a result of its location on the course of Watling Street (the modern A5) and being known as a rendezvous for pack-horses and a baiting station for travellers who were accommodated within several inns within the town. A number of inns are recorded in addition to the Building in the 17th-century with documentary sources recording The Rose and Crown, The White Horse, The Swan and The White Hart. The Cock is recorded earlier in 1500-1515.

3.5. The 17th-century arrangement of the Building is likely to have comprised a hall and cross wing. Open chambers to the front wing would have housed the shop/inn, with

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staff and family bedrooms within the hall to the rear of the frontage building. The Building is likely to have followed a broad 'block' or 'gatehouse' type inn arrangement where 'a major building was located on the street frontage which contained most of the public rooms and guest chambers with a rear yard and subsidiary buildings such as stables accessed through a large gateway in the main block' (English Heritage, 2004). It is likely that the alleyway to the north of The Old George (George Yard) provided direct access from the High Street to the subsidiary buildings within the rear yard.

### *The Development of The Old George*

- 3.6. A detailed account of the phased development of the Building and the Site, including an assessment of historic cartographic sources is provided within the previous Heritage Assessments (Cotswold Archaeology 2015 and 2016). A summary of the phased development is given below and the broad phasing of the Building is illustrated on Figures 2 and 3.



**Photo 1: The northern elevation of The Old George.**

- 3.7. The earliest part of the Building comprises the inverted 'L' shaped structure which fronts on to the High Street (Photo 1). This ranges dates to the 16th/17th century. This building fronting on to the street is a single pile structure sitting parallel to the

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street. The structure is of stone, rubble-built block construction with internal timber-framed partitions present in some parts of the building. The roof is of plain tiles and forms part of a re-roofing programme that likely took place in the 19th century (Photos 2 and 3). The ground floor of this building is open to allow for its use as a public house and restaurant. The former rear (southern) gable end has been punched through in two places to open the earlier Building in to the late 18th/early 19th-century rear range. A stair is positioned at the northern extent (gable end) of the rear wing, providing access between the ground and first floor.

- 3.8.** To the south of the main building and clearly butted on to it, is a presumably later L-shaped block, slightly narrower and with a less steeply pitched roof. This structure is of late 18th or early 19th-century date (Photos 2 and 4). This is also rubble-built and, like the earlier range, white-painted. Unlike the earlier range, whose rubble is random, this block is very roughly coursed in crudely squared blocks close to a standard size. The ground-floor interior has been gutted. The upstairs was fitted with modern partitions and finishes to create guest and/or staff accommodation in the mid to late 20th century (Figure 3, Rooms 1-4). This range appears to be of one basic structural phase, except for the gable end facing on to George Yard which has been rebuilt in brick (Photos 7 to 10). All the visible windows in this block, except those in the brick gable end, are insertions, all very recent except for the first-floor window to the eastern extent of the northern elevation of the gable end range (late 18th/ early 19th- century structure), which, while inserted, appears to have woodwork of 19th to early 20th-century date (Photo 4). A doorway below may also be original or early.

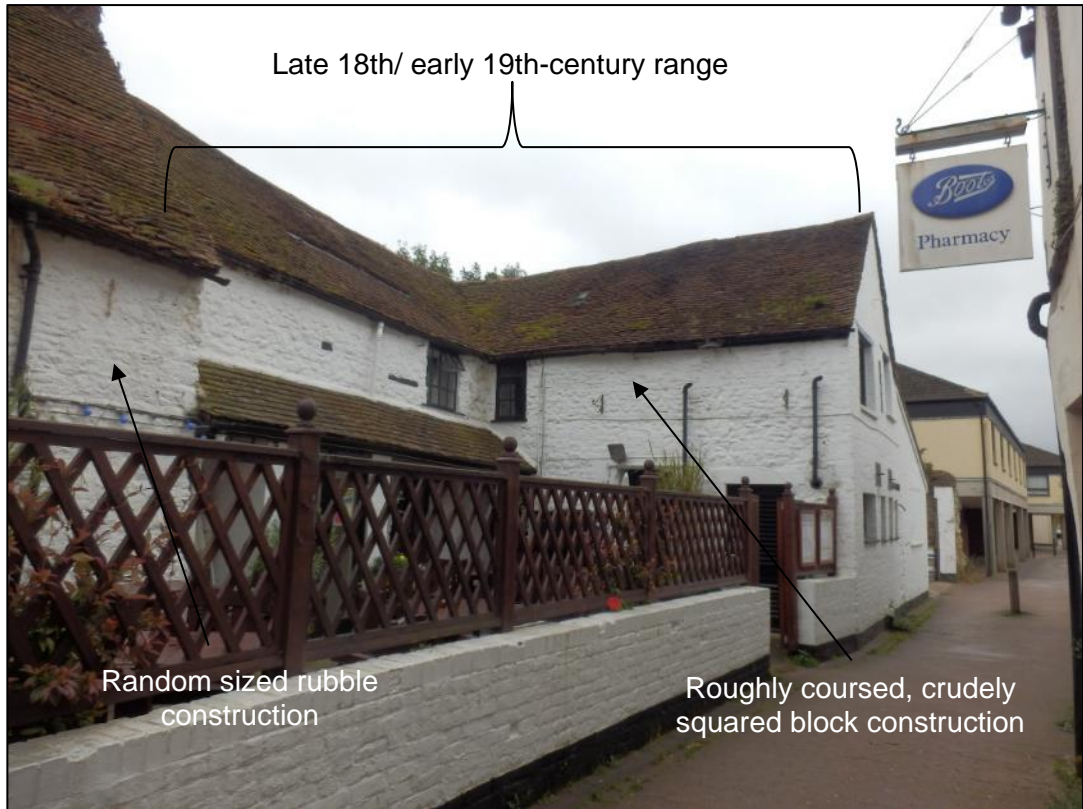


Photo 2: The north elevation of the rear range of The Old George.



Photo 3: The western elevation of The Old George fronting into George Yard.





Photo 4: Northern elevation of the late 18th/early 19th-century southern range.



Photo 5: Detail of the northern elevation of the gable ended late 18th/ earl-19th century range.



Photo 6: Detail of stop chamfer door opening within the 18th/early 19th century range.



Photo 7: The eastern and southern elevations from the south-west.



**Photo 8: The re-built brick gable end of the late 18th/early 19th century range.**



**Photo 9: Detail of metal framed window openings within the gable end of the late 18th/early 19th century range.**



**Photo 10: An area of rubblestone within the re-built western gable end.**



**Photo 11: Detail of the southern elevation of the late 18th/early 19th century range.**

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## 4. HISTORIC BUILDING RECORD

### *Dining Room and Room 7*

- 4.1. The ground floor of the 17th -century Building comprises a large open room to the street frontage with a bar in the south-eastern corner (Figure 2). To the south of the street frontage room is a regular shaped room (Dining Room) which has an exposed timber ceiling (Photos 12 and 13). The timbers display evidence of hand-hewn construction and it is possible that these timbers date to at least the 17th-century. The spinal beam has chamfered edges and is approximately 30cm wide and supports eight hand-hewn timber joists. The spinal beam is supported by two timber posts, the southern of which appears to be a more recent insertion (Photos 12 and 13).
- 4.2. There are two openings within the former southern gable end of this range providing access between the 17th-century structure and the late 18th century/ early 19th-century structure to the rear. An access was created towards the northern extent of this room, within the rubblestone eastern elevation to provide access in to the single storey cellar constructed in the early-20th century (Photo 14, see para 3.8). The two openings are situated either side of a section of wall, approximately half a metre in depth. There are no extant fireplaces visible within the northern extent of the Dining Room, but the section of walling (Photo 13) corresponds with a chimneystack visible externally towards the gable end of the late 16th/ 17th century Building (Photo 3). Given the depth of the walling it is possible that it contained two fire places, positioned back to back, heating the portion of the Dining Room within the later 16th/17th century Building and within the northern wall of the late 18th/19th-century Building.
- 4.3. The southern extent of the Dining Room (Figure 2) falls within the footprint of the late 18th century/early 19th-century Building (Photos 15 and 17). The room extends across the entire width of the rubblestone hall of the late 16th/ 17th century structure and the ceiling is supported by four boxed-in beams (Photos 15 and 17). There is no evidence of a spinal beam continuing from the northern extent of the dining room into the southern extent and the position of the beams combined with their substantial size spanning the entire width of the Building suggests that they are likely to have been later insertions associated with the construction of the first-floor bedrooms in the 20th century. A further beam is visible within Room 7 (Photo

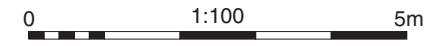


**GROUND FLOOR PLAN**



- Late 16th / 17th century building footprint
- Late 18th / early 19th century building footprint
- 18th century alteration
- 19th century rubblestone wall
- Late 20th century extension

- Early 20th century extension
- Modern wall partition
- Area not accessed
- approximate line of stud wall
- Photograph location and direction
- Later openings with gable end of late 16th / 17th century building
- Possible location of a fireplace



With permission from CMI Consulting Ltd, drawing number P16-008-EX02

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**PROJECT TITLE**  
 The Old George, Stony Stratford, Milton Keynes

**FIGURE TITLE**  
 Phased ground floor plan

**DRAWN BY** RW    **PROJECT NO.** MK0097    **FIGURE NO.**  
**CHECKED BY** AO    **DATE** 26/07/2019    **2**  
**APPROVED BY** HS    **SCALE@A3** 1:100

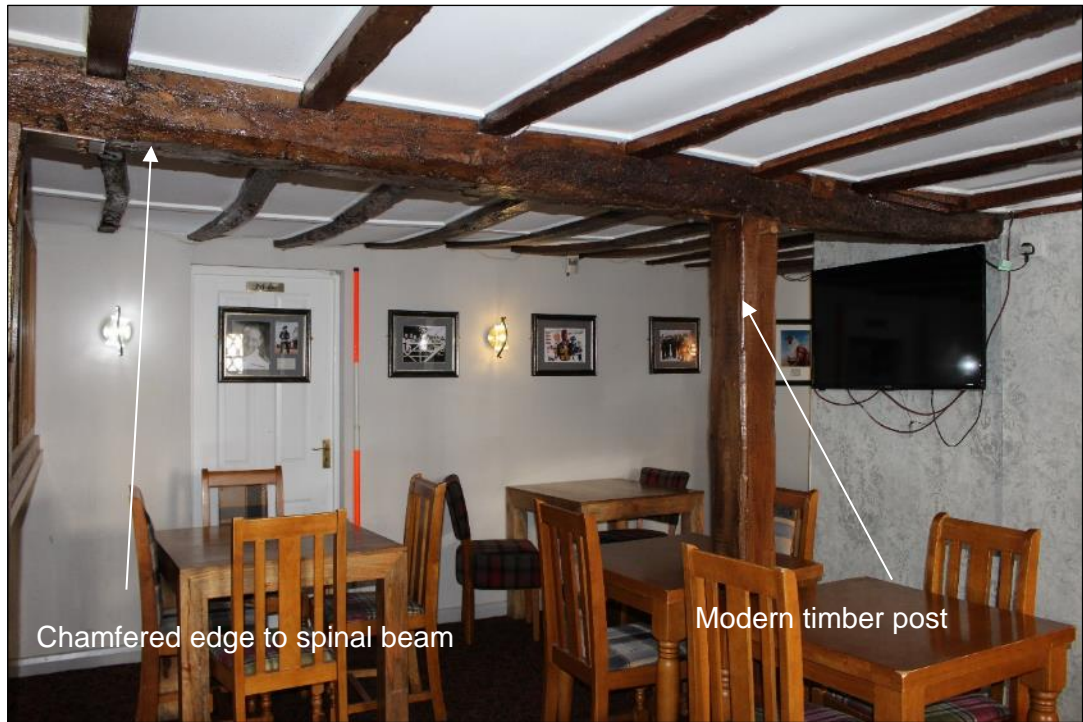
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19), indicating that the beams and ceiling were inserted, prior to the construction of the southern wall of the Dining Room to form Room 7.

- 4.4. Its extant southern wall is an apparent later insertion, constructed to form Room 7 (Photos 18 to 20) when the single-storey lean to (Rooms 5 and 6) were constructed in the late 20th century to provide en-suite accommodation rooms. The opening in to the Staff WC from the south-western extent of the Dining Room appears to have been an earlier opening which was partially obscured following the construction of Room 7. The left door jamb has been obscured by the southern wall of the Dining Room (Photo 16).



**Photo 12: The eastern wall of the northern dining room with access to the cellar.**



**Photo 13: The northern extent of the Dining Room from the north-west.**



**Photo 14: Access from the Dining Room in to the 20th century cellar extension.**





**Photo 15: The southern extent of the Dining Room from the north.**



**Photo 16: Access between the southern extent of the Dining Room and the staff toilet within the gable end Building.**



**Photo 17: An overview of the ground floor Dining Room from the south towards the High Street frontage.**



**Photo 18: Room 7 from the east.**



**Photo 19: Detail of beam and post within the north-eastern corner of Room 7.**

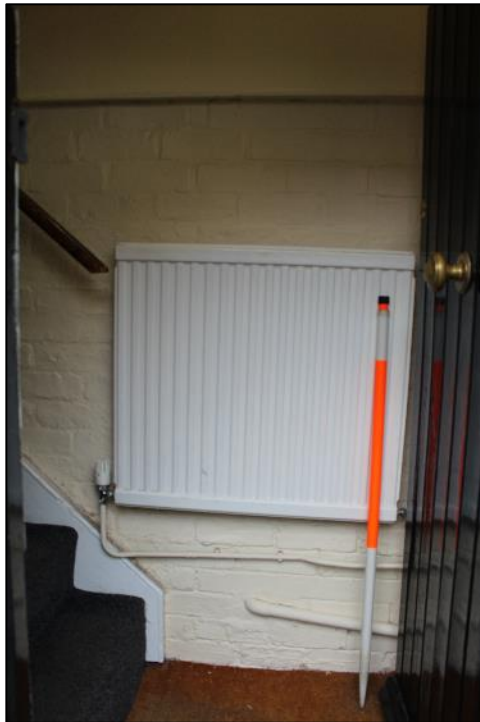


**Photo 20: An overview of the partition wall between Room 7 and the southern extent of the Dining Room.**

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### *The Staff WC, Boiler Room, Room 6 and Room 7 en-suites*

- 4.5. The Staff WC, Boiler Room and the en-suite bathrooms associated with Rooms 6 and 7 are situated within the L-shaped, gable ended range of late 18th/19th century date (Photos 2 to 5). The range is of rubblestone construction and is slightly narrower and with a shallower pitched roof than the earlier late 17th/18th century range. The range has been remodelled with the reconstruction of the western gable end in brick, no earlier than the 19th century (Photos 7 to 10).
- 4.6. The internal partition walls are likely to be modern insertions, following the conversion of the first floor to form accommodation rooms. The ground floor of this interior is divided into four rooms with a small stairwell and entrance hall situated in a central position against the northern elevation. The stairwell is accessed via the central door in the northern elevation. This door opening has chamfered brick surrounds (Photo 6) and contrasts with the rubblestone construction of the late 18th/early 19th century range, suggesting that it is a later insertion and possibly related to the reconstruction of the western gable ended elevation in brick. The southern wall of the stairwell is of brick construction and it is likely to have been formed following, or as part of, the reconstruction of the gable end of the Building (Photos 21 to 23).



**Photo 21: Detail of brick wall to the southern extent of the stairwell.**



**Photo 22: An overview of the stairwell.**



**Photo 23: An overview of the stairwell.**

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4.7. A small square-shaped room (the boiler room) occupies the north-eastern corner of the range and is accessed through the modern doorway, situated under a concrete lintel, at the western extent of the northern elevation. This room has recently been reduced in size with the addition of a stud wall to form an outside toilet and boiler cupboard. The window opening and door opening (Photos 24 and 25) are later insertions, the window opening inserted within the brick gable end which was rebuilt during the 19th century. The metal framed windows (suggestive of a 1920s-1950s date) inserted within the gable end (Photos 7 to 10) correspond with the room divisions of the ground floor rooms and thus these rooms and the brick partition walls are likely to have been formed following the conversion of the range to bed and breakfast accommodation during the 20th century.



**Photo 24: Detail of window opening within the western elevation of the Boiler Room.**



**Photo 25: Detail of door opening within the northern elevation of the Boiler Room.**

- 4.8. The doorway at the eastern extent of the northern elevation is un-used but the doorway has not been blocked (Photo 4 and Photo 26). The door would have provided access from the courtyard in to the eastern extent of the gable ended range which has been subdivided in to three small rooms (the Staff WC/store and the en-suite bathrooms for Rooms 6 and 7). The partition rooms forming the en-suite bathrooms are of brick construction with some breeze block repairs. The use of brick suggests that the partitions were added either after or at the same time as the rebuilding of the gable end of the late 18th/ early 19th century range (Photos 27 to 30). The underside of the staircase is visible within the lobby area to the Staff WC and crudely cuts across the door opening within the northern elevation further suggesting that these rooms formed part of the conversion of the Building (Photo 26).
- 4.9. The en-suite bathrooms of Rooms 6 (Photos 31 to 33) and Room 7 (Photos 34 to 37) contain a number of substantial timbers aligned on a broadly north to south axis. The timber within Room 7 (Photos 34 and 36) appears to have been boxed in and the brick walls constructed around the timber, whilst the timber within Room 6 has been left un-boxed (Photo 32). These timbers are not apparent within the Boiler Room and the Staff WC but it is possible that they form part of the ceiling/floor structure associated with the rebuilding of the gable end of the late 18th/ early 19th

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century range, the construction of a first floor and the provision of bedrooms/  
accommodation within this range.



**Photo 26: Door opening within the northern elevation of the late 18th/early 19th century range.**



**Photo 27: The Staff WC/store from the east.**





**Photo 28: Breeze block wall construction to the southern wall of the Staff WC/Store.**



**Photo 29: Detail of timber door opening.**



**Photo 30: The western extent of the Staff WC/ store.**



**Photo 31: The corridor to the en-suite bathroom of Room 6.**



**Photo 32: Timber beam within the en-suite bathroom of Room 6.**



**Photo 33: The corridor within Room 6 looking towards the rubblestone western elevation of the late 18th/ early 19th century Building.**



**Photo 34: The en-suite bathroom of Room 7.**



**Photo 35: The en-suite bathroom of Room 7 from the east.**



**Photo 36: Detail of boxed timber within the en-suite bathroom of Room 7.**



**Photo 37: Detail of boxed timber and door opening within the en-suite bathroom of Room 7.**

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### *The Ground Floor Stores and Cellar*

- 4.10. A single storey cellar and two stores (Figure 2, Cellar, Store 1 and Store 2) were constructed abutting the eastern extent of the late 16th/ 17th-century range in the early 20th century. The early-20th century structures are of concrete block construction and the walls simply abut the rubblestone eastern elevation of the late 16th/17th century range (Photos 39-41 and 42-46). The rubblestone wall has been left exposed as the western wall of the cellar and Store 2. An opening in the western wall of the Cellar provides access in to the northern extent of the Dining Room. The opening has crude brick reveals which suggest that the opening has been repaired (Photo 42). This doorway therefore appears to make use of an earlier opening which was likely in use in the late 19th and early 20th century prior to the construction of the Cellar and Stores.
- 4.11. In the later 20th-century, a single-storey kitchen block (Photo 38) was constructed to the south of the stores and cellar which runs from the southern extent of the late 16th/17th-century range to the southern extent of the late 18th/ early 19th-century range. The kitchen is of single skin brick construction and a small gap, visible when looking at the southern elevation from the south (Figure 2, Photo 47), has been left between the late 20th century construction and the rubblestone wall of the late 18th/early 19th century range. There are two window openings visible within the eastern elevation of the late 18th to early 19th-century range and it is possible that the door between the kitchen and the Dining Room makes use of an earlier window opening (Photo 17).



**Photo 38: An overview of the late 20th century kitchen extension from the north.**



**Photo 39: Store 1 from the south.**



**Photo 40: Store 1 from the north.**



**Photo 41: Store 1 from the north-west.**





**Photo 42: Door opening between the early 20th-century cellar and the northern extent of the dining room.**



**Photo 43: The western wall of the cellar is of rubblestone construction.**



**Photo 44: The northern wall of the cellar is of breezeblock construction.**



**Photo 45: Store 2 from the south.**



**Photo 46: The south-western extent of store 2.**

### *The Rear Yard*

- 4.12. The Rear Yard extends around the southern end of the Building and is bound by tall boundary walls on its eastern and southern extent. The southern wall is of rubblestone construction, whilst the eastern wall is of redbrick construction in a simple stretcher bond. The bricks contain grey areas of burning suggesting they are of poorer quality and combined with the stretcher bond suggests that the wall dates to the late 19th or 20th century. The brick wall simply abuts the stone boundary wall to the south and it is likely that the extant wall replaced an earlier (possibly stone) boundary wall forming the eastern boundary of the burgage plot. A large opening provides access in to the Rear Yard from 'George Yard' to the west. The rear yard has been divided by a modern timber-fence with gate which separates an area to the south of the kitchen (used for storage) (Photos 47 to 52) and the car parking to the south of the Building (Photos 54 to 58).



**Photo 47: The southern elevation of the late 20th century kitchen extension and the late 18th/early 19th century subsidiary building.**



**Photo 48: An overview of the rear yard from the north-east.**



**Photo 49: An overview of the rear yard from the north.**

- 4.13. The southern side of the yard is bound by a stone rubble wall which dates to at least the late-19th century, as it is depicted on the 1881 25 inch Ordnance Survey map. A stub of the southern return of the wall survives but there is no sign of a return northwards (Photo 54). The gate pillar to the south of the entrance in to the rear yard from the west is a later brick-built addition which is likely to have been added in the late 19th or 20th century. The wall is entirely of rubble stone construction, its eastern extent has been capped neatly with rubble stone and is set slightly higher than the eastern extent of the wall which has been finished with random sized upright coping stones.



Capped rubblestone wall

Photo 50: Detail of the eastern extent of the southern boundary wall from the north.



Photo 51: An overview of the brick eastern boundary wall and the southern stone boundary wall from the north-west.



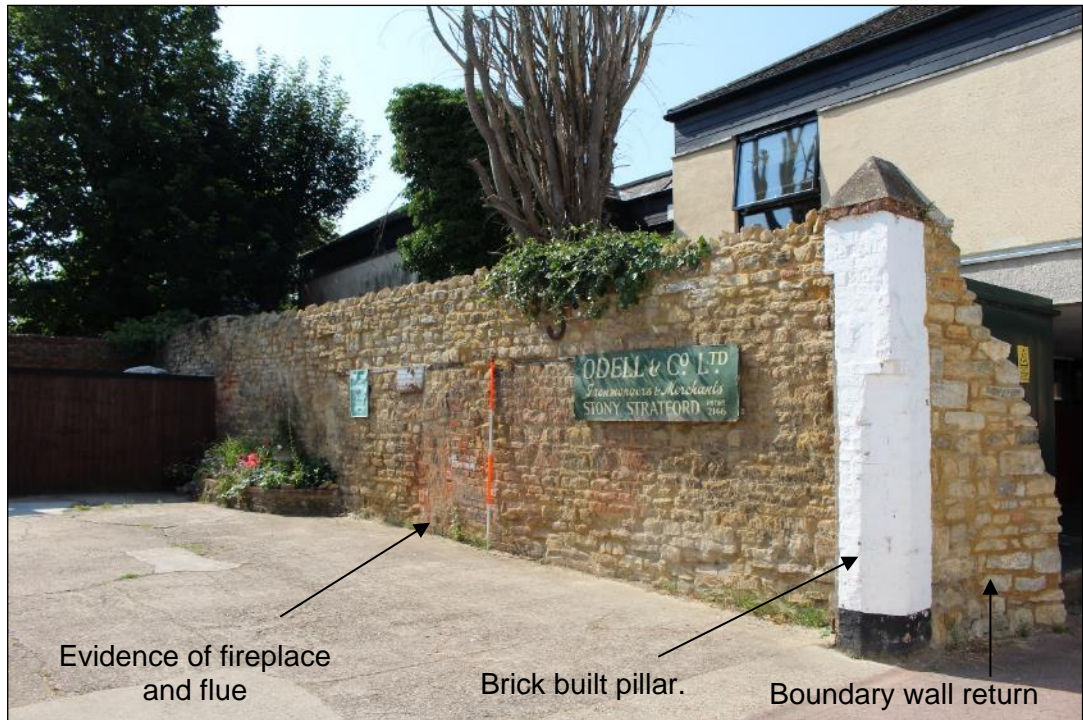
Photo 52: An overview of the rear yard from the late 20th-century staircase.



Photo 53: An overview of the rear yard and southern boundary wall from George Yard to the east.

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- 4.14. The western extent of the wall contains an area of brickwork which appears to be the remains of a blocked brick fireplace and adjoining flue (Photos 54 and 55). A strong pink tinge to the stonework around the fireplace suggests that there was a serious fire around the fireplace, and that it was constrained to the west by a wall of some kind as it has a straight edge there. Further reddening and possible discontinuities where the present wooden fence joins the wall are visible (Photos 56-58). This wall represents an old boundary, probably related to changes in the land holdings to do with the market place.
- 4.15. As discussed in the previous heritage assessments (Cotswold Archaeology, 2015 and 2016), historic cartographic sources dating to the later 19th-century depict a rectangular structure at the southern extent of the burgage plot of The Old George which appears to have been situated to the north of the boundary wall, with the boundary wall therefore forming its southern elevation. It is likely that the brick fireplace and flue within the southern boundary wall relates to the occupation of this structure which by the early 20th century had become redundant. The Ordnance Survey map of 1900 depicts a smaller structure against the south-eastern extent of the wall. This suggests that either the earlier structure had been partially demolished, or that it had been wholly demolished and replaced with a smaller building.
- 4.16. To the western extent of the wall, near the opening on to George Yard is a metal sign which reads 'Odell and Co Ltd Ironmongers and Merchants, Stony Stratford Phone 2146' (Photo 54). The sign is of late 20th century appearance and relates to Odell's, an Ironmongers who have been operating at 60 High Street, Stony Stratford (75m to the west of The Old George) for 275 years, having been established in 1740. The sign is attached to a length of timber (along with a number of other modern signs) which has been inserted above the portion of wall containing evidence of the former brick fireplace and flue.





**Photo 54:** The stone boundary at the southern extent of the Site with its return in to the plot south of The Old George.



Upright coping stones

Evidence of fireplace  
and flue

**Photo 55: Evidence of a former brick fireplace and flue relating to a now demolished structure visible on the 1st edition Ordnance Survey map.**



**Photo 56: The southern boundary wall form the north-west.**



**Photo 57: The eastern extent of the boundary wall from the north.**



**Photo 58: The western extent of the southern boundary wall is finished with upright coping stones.**

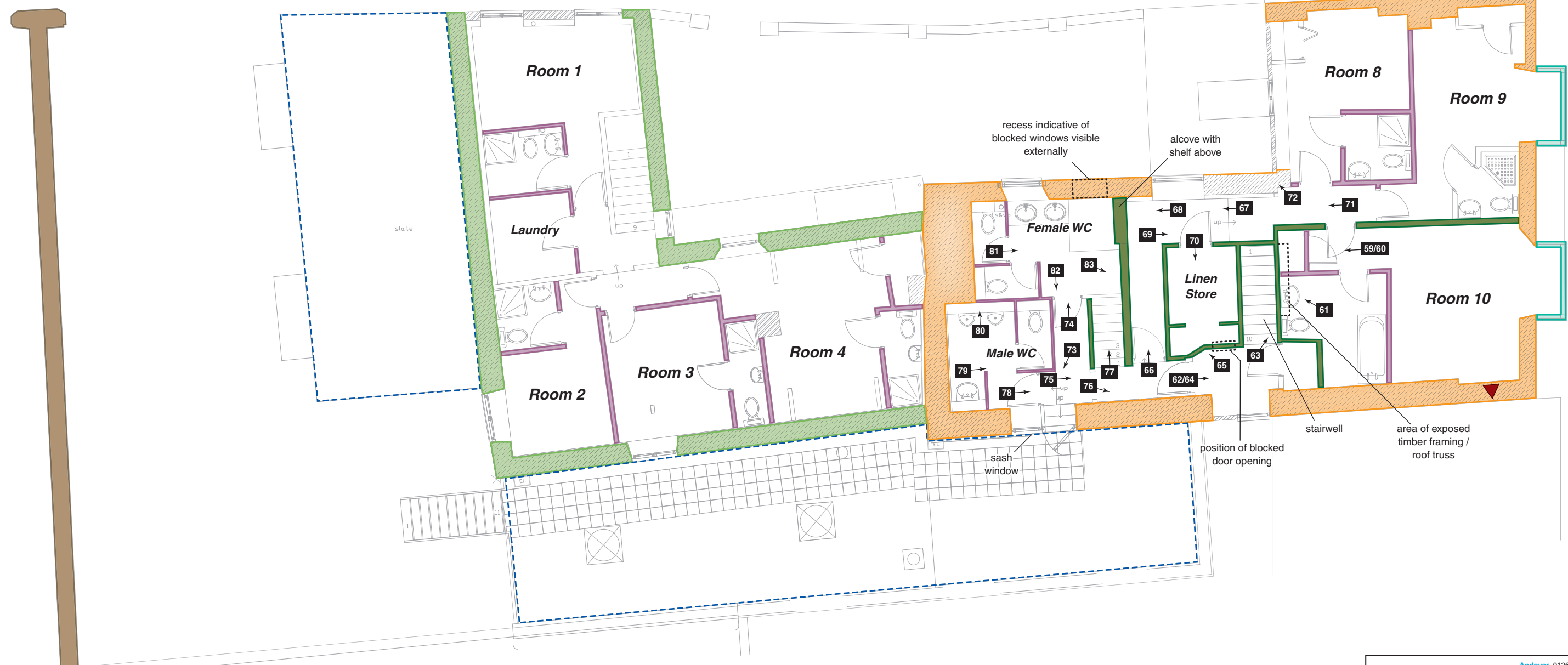
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### *The First Floor (Rooms 11, 12, store and corridors)*

- 4.17. The first floor of the 17th-century structure comprises three principal rooms within the street frontage Building (Figure 3 Rooms 8 to 10 Photo 59). The central section of the upper floor (at the northern extent of the rear wing) is formed by the stairwell, adjacent to which is a small room, currently used as a Linen Store. The Linen Store and stairwell are surrounded by a C-shaped corridor which connects the front rooms to the rear rooms, currently used as Male and Female toilets for the Public House. The 17th-century structure comprised a hall and cross wing and the timber truss of the northern gable end of the rear hall is visible within the northern wall of the stairwell and the southern wall of Room 10 (Photos 59 and 61). The truss spans approximately 2 metres and the small width of the truss compared to the rubblestone footprint of the 16th/17th-century structure possibly suggests that the first floor has been built up around an earlier timber-framed structure which was likely an open hall (Photo 63).
- 4.18. The rooms within the street frontage building are likely to have been formed during the 18th-century when the bay windows were constructed to the front elevation. The position of these windows along with the two chimney stacks at the eastern and western ends of the street frontage Building suggests that there were originally two rooms to the first floor of the street frontage Building. The rooms have been later subdivided with the addition of modern partitions to form en-suite bathrooms (Photos 59 and 61) and a third bedroom (Room 8). There is no exposed timber framing within the small cupboard at the top of the stairs and it is likely that the two rooms within the street frontage block were accessed through door openings at the top of the stairwell, to the northern extent of the C-shaped corridor (Photos 62 and 64). The position of chimney stacks (two at the eastern/western extents of the cross wing and one at the southern extent of the hall) suggests that the earliest form of the first floor of the 17th-century structure (Figure 4) is likely to have comprised of three rooms. Two rooms were located within the cross-wing and a single room within the hall to the south. The stair access may have been directly into the room within the hall with access in to the cross-wing rooms via two door openings set within the northern gable end of the cross-wing.



FIRST FLOOR PLAN



- Late 16th / 17th century building footprint
- Late 18th / early 19th century building footprint
- Historical wall partition (possibly 18th century)
- 18th century alteration
- 19th century rubblestone wall
- Indicative footprint of 20th century extensions
- Modern wall partition
- Photograph location and direction
- Possible location of a fireplace



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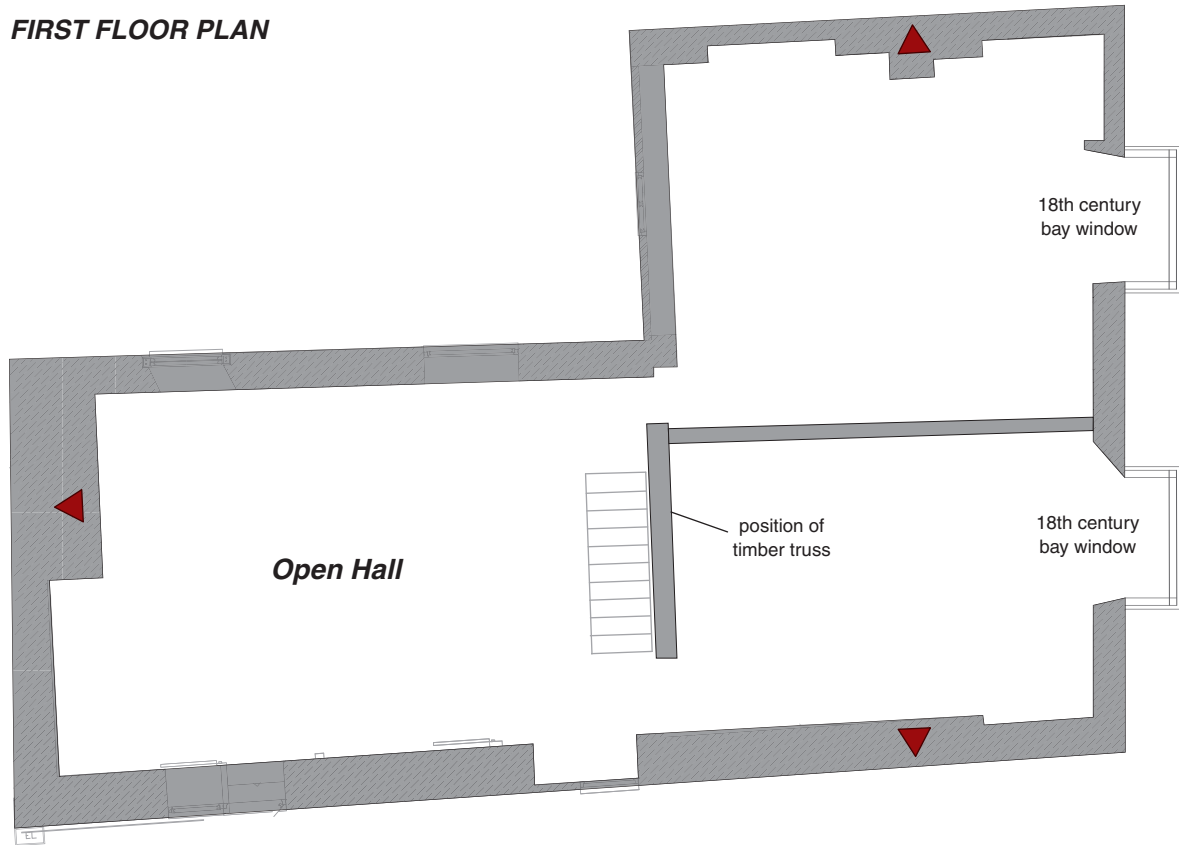
PROJECT TITLE  
**The Old George, Stony Stratford, Milton Keynes**

FIGURE TITLE  
**Phased first floor plan**

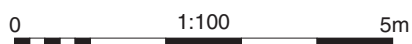
DRAWN BY	RW	PROJECT NO.	MK0097	FIGURE NO.
CHECKED BY	AO	DATE	26/07/2019	<b>3</b>
APPROVED BY	HS	SCALE@A3	1:100	



# FIRST FLOOR PLAN



 Possible location of a fireplace



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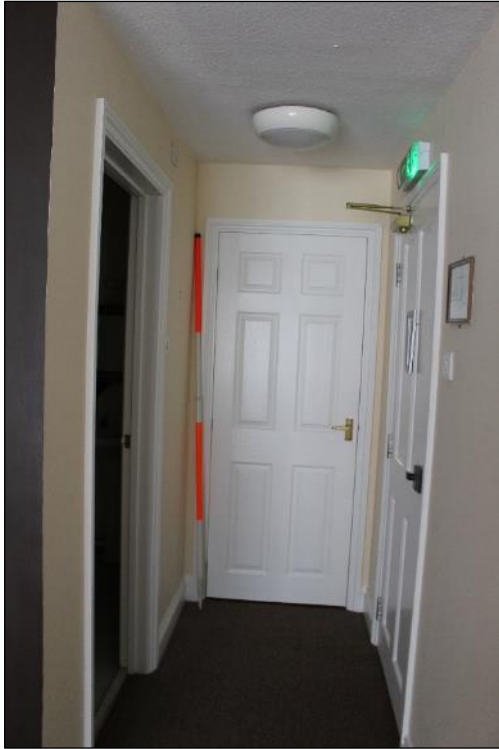
PROJECT TITLE

The Old George, Stony Stratford,  
Milton Keynes

FIGURE TITLE

Likely former footprint of late 16th / 17th  
century structure

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CHECKED BY	DJB	DATE	13/08/2019	
APPROVED BY	HS	SCALE@A4	1:100	4



**Photo 59: An overview of the south-western extent of Room 10.**



Exposed timber  
truss

**Photo 60: An overview of exposed timber framing within the cupboard of Room 10.**



**Photo 61: An overview of the timber roof truss set within the southern wall of Room 10.**



**Photo 62: Detail of four-panelled door to cupboard at the top of the stairwell.**





**Photo 63: Detail of exposed timber framing/ roof truss within the northern wall of the stairwell.**



**Photo 64: Detail of the open cupboard at the top of the stairwell.**



**Photo 65: Detail of four panelled door between the landing and eastern corridor.**

- 4.19. The landing at the top of the stairwell appears to have been remodelled and evidence of slight door jambs and lintels (Photo 65) within the eastern wall of the Linen Store suggests that the Linen Store was accessed by a now blocked door opening from this landing/corridor. The first-floor landings and C-shaped corridor retain fixtures and fittings of late 18th/ early 19th-century style including moulded timber skirting towards the southern extent of the eastern corridor (Photo 76). The section of corridor which runs on an east to west axis (Photo 66) has an alcove at its western extent with a moulded timber shelf (Photo 43 and 44). The function of this alcove is not known.
- 4.20. The western extent of the C-shaped corridor (Photo 69) provides access in to the Linen Store (Photo 46). At the northern extent of the corridor is a small landing which is surrounded and provides access to Rooms 8 to 10 (Photo 71 and 72) within the street frontage building. The corridor contains timber framing which is likely to be a later decorative insertion, rather than serving a structural purpose. The exception is the narrow door opening between two timber posts at the northern extent of the corridor, where the narrow space between two timber studs or posts may have been utilised as a door opening (Photos 69 and 71). The Linen Store comprises a small regular shaped room. To its eastern extent is an irregular shaped

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area, separated by a partition wall with a central opening (Photo 70). The small size of this room suggests that it may have been used as a service room and it is possible that the irregular shaped area at its eastern extent was originally a smaller room or store, accessed from the now blocked door opening at the top of the stairwell.

- 4.21. The C-shaped corridor contains a number of moulded door frames with six-panelled doors. The frames are of 19th-century appearance but the doors themselves are likely later replacements (Photos 75 and 78). The corridor leading to the Female WC and the stairwell to the second floor has been fitted with timber panelling (Photos 74 and 75) whilst elsewhere to the first floor the rendered walls have been left exposed.



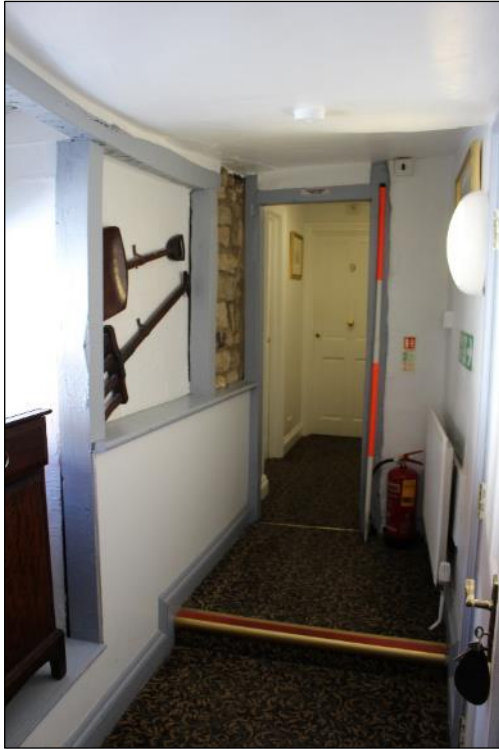
**Photo 66: The corridor between the first floor staircase and the Linen Store.**



**Photo 67: The western corridor from the north.**



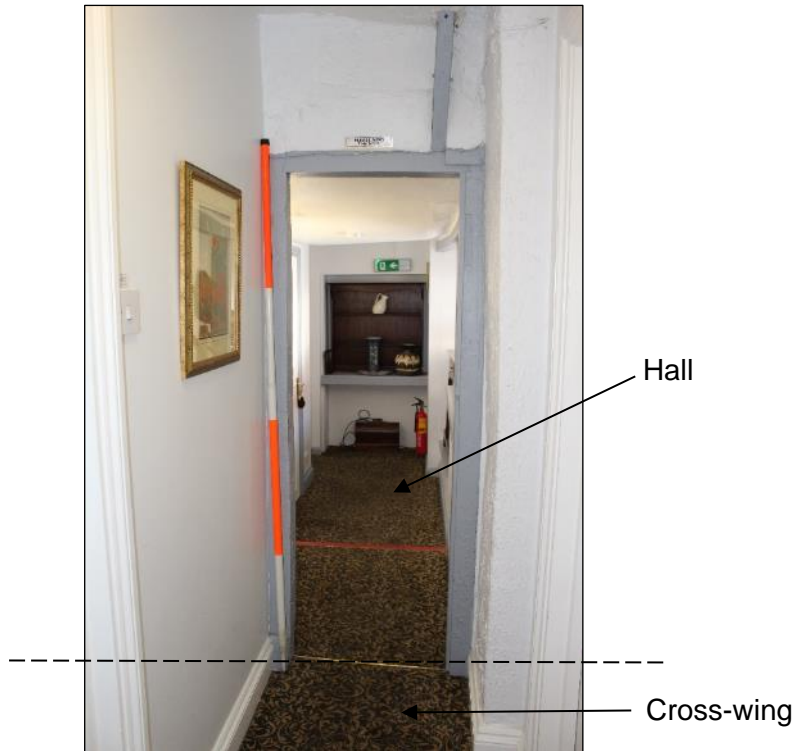
**Photo 68: An alcove with an in-built timber shelf within the south-western corner of the first floor corridor.**



**Photo 69: An overview of the western corridor from the south.**



**Photo 70: An overview of the Linen Cupboard from the west.**



**Photo 71: An overview of the western corridor from the north.**



**Photo 72: Detail of bracket above door opening within the western corridor.**

**4.22.** The southern extent of the first floor within the late 16th/17th-century range comprises a small section of corridor (Photo 75 and 78) which provides access to the stairwell between the first floor and the second floor (Photo 77) and the rear

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rooms used as male and female toilet facilities. The corridor is lit at its southern extent by a 12-light metal framed casement window, set within a stepped brick opening which now acts as an access on to the roof of the late-20th century kitchen extension (Photo 73). Along the eastern wall of the corridor is a timber moulded skirting of late 18th or 19th-century appearance (Photo 76). The Female and Male WCs have been fitted with modern utilities and, with the exception of the windows, contain little fixtures or fittings of interest (Photos 79 to 83).



**Photo 73: External window/door opening leading on to the flat roof of the 20th-century building.**



**Photo 74: Door to the Female Toilets.**

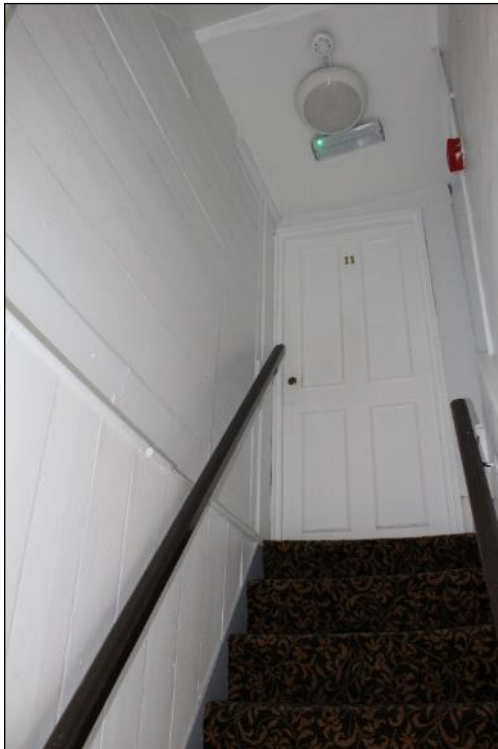


**Photo 75: An overview of the southern extent of the eastern corridor.**





**Photo 76: Detail of moulded skirting against the eastern elevation of the eastern corridor.**



**Photo 77: Stairs between the southern extent of the first floor and the second floor.**



**Photo 78: An overview of the eastern corridor from the south.**



**Photo 79: An overview of the Male Toilets from the south.**



**Photo 80: An overview of the Male Toilets from the east.**



**Photo 81: The Female Toilets from the south.**



**Photo 82: Four panelled door within the eastern wall of the Female Toilets.**



**Photo 83: The north-eastern extent of the Female Toilets.**

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## 5. STATEMENT OF SIGNIFICANCE

5.1. The following Statement of Significance has been produced with reference to the four heritage values identified in Conservation Principles (English Heritage, 2008) as well as utilising Historic England's guidance contained within the Listing Selection Guide for Commerce and Exchange Buildings (Historic England 2017). According to Historic England, a considerable number of medieval inns survive, usually because they have survived as hotels over the centuries, but relatively few retain their original internal arrangements and many have been substantially re-built... the improvements in road communications in the 18th century stimulated the establishment of large coaching inns with street fronts which combined architectural elegance with strident promotion...inside eating, and sleeping rooms of varying status coincided with extensive stabling and grooms quarters to the rear (Historic England 2017).

### *The Ground Floor Stores and Cellar*

5.2. The Ground Floor Stores and Cellar are early and late 20th-century structures which relate to the intensification and on-going use of the Building as a Public House. They are of limited heritage significance and this limited significance largely derives from the eastern wall of the Cellar and Store 2 comprising the rubblestone external wall of the 16th/17th-century Building. This fabric contributes to the special interest of the Listed Building.

### *The Dining Room and Room 7*

5.3. The Dining Room and Room 7 fall within the footprint of the late 18th/early 19th-century Building and the fabric contributes to the broader heritage significance of the Building through its aesthetic and historic interest. The wall partition between the two rooms is a modern insertion as part of the construction of hotel bedrooms to the rear of the Building in the later 20th-century and the fabric does not contribute to the special interest of the Building.

### *The Staff WC, Boiler Room and Room 6*

5.4. These rooms and the en-suite bedrooms of Rooms 6 and 7 fall within the footprint of the late 18th/early 19th century Building and the fabric contributes to the broader heritage significance through its aesthetic and historic interest. The brick partition walls within the ground floor of the gable ended range are later insertions which are likely to be associated with the conversion of the gable ended range to provide

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additional accommodation during the 20th century and are not considered to contribute to the special interest of the Building.

#### *The Rear Yard*

- 5.5. The rubblestone wall forming the southern boundary of the burgage plot is of high-quality construction with vertical coping stone detail. The wall is of historic and evidential value through the evidence it contains of previous structures within the burgage plot which contributes to an understanding of the development of the Public House and reflects traditional burgage plot settlement development.

#### *The first-floor rooms (Rooms 11, 12, store and corridor)*

- 5.6. The first floor rooms fall within the footprint of the 16th/17th-century structure and are of historic interest, through their contribution to understanding the development and growth of the Building from a Hall and cross-wing arrangement. The first-floor rooms and corridor retain fixtures and fittings which are of aesthetic interest including the skirting and moulded door frames.
- 5.7. In summary, despite The Old George being altered and extended over time, the building is of some evidential value in that it retains a number of features of historic interest relating to the earlier late 16th/ 17th- century core of the building and to its on-going use as a coaching inn, hotel and public house including exposed areas of timber framing and fixtures and fittings of 18th- century date such as the decorative skirting to the first floor corridor.
- 5.8. The Old George is of some historical value as a Public House, with 16th- century origins, situated on the major coaching thoroughfare along the course of Watling Street. The Building has been altered and extended over time as a result of its on-going use and has functioned as a prominent Building serving those travelling along this route from the 16th century and continues to do so in the present day. As such the Building is considered to be of Communal value through its role serving the local community within Stony Stratford and those passing through the town.

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## 6. REFERENCES

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- Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament

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