

**Archaeological building recording at the Hope Inn,
16 High Street, Tollesbury, Essex
May 2011**



**report prepared by
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**commissioned by Plater Claiborne
on behalf of Mr Robert Cannon**

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CAT Report 592

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1 Summary

This report provides a photographic record of the Hope Inn, 16 High Street, Tollesbury, Essex. The Hope Inn was built in 1923 and replaced an earlier public house of the same name.

2 Introduction (Figure 1)

- 2.1 This is the archive report on archaeological building recording carried out by Colchester Archaeological Trust (CAT) at the Hope Inn, 16 High Street, Tollesbury, Essex, on the 28th April.
- 2.2 The proposed development comprises the demolition of the Hope Inn and the redevelopment of the site for housing. The site is located on the High Street, in the centre of the historic settlement of Tollesbury.
- 2.3 A planning application for the development of the site was submitted to Maldon District Council in 2010 (MAL/10/1087).
- 2.4 Given the archaeological potential of the site, a full archaeological condition was recommended to be attached to the planning consent. This recommendation followed Planning Policy Statement 5: Planning for the Historic Environment.
- 2.5 A brief detailing the required archaeological work (archaeological building recording and trial-trenching) was written by the HEM officer (Maria Medlycott: HEM 2011). All archaeological work was carried out in accordance with a WSI (Written Scheme of Investigation) produced by CAT in response to the HEM team brief and agreed with the HEM team (CAT 2011).
- 2.6 All work was carried out according to standards and practices contained in the Institute for Archaeologists *Standard and guidance for archaeological field evaluation* (IfA 2008a) and *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (IfA 2008b), *Management of research projects in the historic environment* (MoRPHE), and *Standards for field archaeology in the East of England* (EAA 14).

3 Archaeological background (Figure 1)

The site has potential for surviving archaeological remains of medieval or later date. The area is thought to lie within the medieval historic core of Tollesbury (EHER 45657, Medlycott 2007). The medieval extent of the village can be estimated using the distribution of surviving medieval buildings. The area is shown as built-up on the Chapman and André map of 1777. The Hope Inn is named on the 1881 OS 1st edn. Map. This was replaced in 1923 by the present Hope Inn. In the Conservation Area Appraisal the Inn is described as a 'landmark' structure, typical of its date, with Arts and Crafts elements in its styling.

4 Building recording Historic background

The Hope Inn was constructed in 1923, purpose built from mass produced and widely available materials to replace an earlier drinking establishment, also called the Hope Inn. The name of the inn is quite interesting and has a certain amount of ambiguity attached to it. It can be found all over the country and different suggestions have been put forward as to the origins of the name. It is possible that it appeared after the rounding, for the first time, of the Cape of Good Hope. Two Biblical connections, that of Noah and the Dove (the symbol of Hope) and that of the interpretation of Jesus as the Hope of mankind are also feasible. However the hostelry sign that was hanging outside the inn until at least 1991 is a strong indicator of the Inn's naming origins. This depicted an admiral in full bemedalled uniform and probably refers to one of three related admirals called Hope. The most famous, and therefore most likely to be depicted on the sign is Rear Admiral Sir George Johnstone Hope, Knight Commander of the Order of the Bath, (1767-1818) who

captained HMS Defence at the Battle of Trafalgar (Lovell, 1991). Although Sir George had no direct connection to Tollesbury, the village has a strong maritime tradition (compare other former public house names in Tollesbury such as the Plough and Sail, the Hoy [a small, one-masted vessel] and the Ship Ahoy), and it is highly likely that this is for whom the inn was named. Indeed, the size of the flag flying from the pre-1923 Hope Inn (pictured below) is reminiscent of those displayed by ships o' the line of Sir George's day.



Plate 1 The Hope Inn before 1910.

Continuity of name did not extend to the actual structure itself, however. Sales particulars attributed to 1922 (found at the Inn by the current owner) suggest the inn's owners sold the property and that the new owners demolished the structure in favour of a more modern building. Direct proof that the Hope Inn was constructed in 1923 can be seen in the form a glazed plaque on the chimney of the south façade that clearly gives the date.



Plate 2 Glazed plaque showing date of construction.

The new Hope Inn was an example of the many purpose built public houses constructed around the turn of the nineteenth to twentieth century and, although certainly not in keeping with the rest of the buildings along Tollesbury High Street, it had a certain charm when new.



Plate 3 The Hope Inn, 1925.

However, a general decline in pub-going over the last decades of the twentieth century and the first years of the new millennium lead to a succession of short-term tenant-landlords who were unable to make the Hope Inn a viable business prospect. As such, the last owners (Punch Taverns) decided to close the Hope Inn in January 2009 and the premises remained derelict until the new owners decided to demolish the property and replace it with residential dwellings.

Externally little changed in the nine decades of the Hope Inn's existence. The only major changes to the exterior came with the addition of a single storey extension at the north-west corner of the north wall in the 1950's and the removal of the veranda on the west side (see Plate 3) and its replacement with a plank-clad extension in the 1970's (see Plate 4).



Plate 4 The Hope Inn 2011.

5 Descriptive record (Figures 2-5)

The Hope Inn is a square built structure with good lines of symmetry. The ground floor (on south, east and west elevations) is of discoloured yellow London stock bricks laid in a Flemish bond, above a plinth of glazed red brick. The first floor walls are cream-painted render with the corners alternating between courses of yellow stock bricks and red bricks. The rear and north-west corner elevation of the building are of red brick. The hipped roof is of tile and has dormer windows to the south, east and west. A protruding wing at the north-west corner has a flat roof. The original veranda to the east has been replaced with a plank-clad extension.

The south elevation has a protruding wooden porch, the supporting braces for which are carved wooden latticework, surmounting a doorway opening on to the High Street (Appendix Plates 1,2). This is flanked by two large windows with splayed arches of creasing tiles and glazed red brick sills. The wooden-framed windows each have three ranges comprised of six non-opening lights with a three light hung-casement window above. On the first floor there are similar sized windows with concrete sills and less ornate splayed arches of creasing tiles. These are wooden framed with three ranges of six lights, the outermost ones being casements, with three ranges of three lights above, the central one being a hung-casement. In between these is an arched dummy window with a concrete sill and a surround of creasing tiles. Above the eaves is a dormer window of four ranges of four lights, each with two lights above. Here the lower outer ranges are casements and above the two central are casements. To the rear of the dormer rises a red chimney with six flues. This has a glazed plaque on its south face recording the name and date of the Inn (Plate 2).

The east elevation has a large ground floor window of the same type as the south elevation, a fire door and two other windows. This large window is one of two flanking a centrally located door. Both the door and the window (to the north) have been infilled with brick. The fire door has been cut through the infilled north window. A small window has been inserted to the north of this. Both the original windows have the same ornate splayed arches of creasing tiles associated with the south elevation, with the infilled door and a contemporary window just north of this having less ornate arches. The first floor has identical windows as those of the south elevation, positioned above the large lower storey windows with a two range wooden framed window positioned above the infilled doorway. Above the eaves is a dormer identical to the one on the south elevation.



Plate 5 The east elevation showing the blocked door and window.

The west elevation (see Plate 4) has had significant alterations made to the ground floor. The removal of the veranda and its replacement with the plank-clad extension necessitated the removal of a door and two windows from the west wall (which remain as archways). The façade of this extension has two windows, each two ranges of six lights with two lights above. A pitched roof is above this part of the extension. North of this the roof is flat to provide a fire escape from the first floor (this is part of an external wooden fire escape from the dormer on the second floor). Below the flat roof is a doorway flanked by two windows of two lights each. The first floor is unaffected by alteration and has two windows of two ranges of six lights with two ranges of three lights above each. Of these the southern window has upper and lower casements on the south side, whilst of the northern window only the upper lights are casements. The northern window is situated hard against the projecting wing and north of the aforementioned doorway that leads out on to the flat roof. As can be seen in Plate 3 this doorway has always provided access on to a flat roof, previously that of the veranda, although it is not possible to say if this was originally intended as a fire escape. Both windows and doorway have splayed arches of creased tiles. Located above the doorway is dormer window identical to those on the south and east sides.

The projecting wing on the west elevation presents a red brick façade to the west but shares the same cream render to the south as the rest of the first floor. A three range window identical to those on the south side ground floor is centrally located on the ground floor and there is a small square single light window to the south edge of the first floor. The south facing elevation of this wing has an oculus (Appendix Plate 3) surrounded by creased tiles with four lights and a four light casement next to this, with concrete sill and splayed arch of creased tiles.

The north elevation (Appendix Plate 4) is of red brick laid in a Flemish bond. On the ground floor are four windows. One, taller than the others, shares the same height as those to the south and west although this is narrower, only having two ranges of three lights with two lights above. Below this window is the access to the cellar. The other three windows form a short range at the north-east corner, the outer being wider than the other two. All four windows have concrete sills and splayed arches of creased tiles. The first floor has two windows; the westernmost (technically part of the projecting wing) has two ranges of four lights with two lights above, whilst the one further east has two ranges of six lights with three above. Projecting through the roof above the eaves is a centrally located chimney with four flues. Attached to the south side of this chimney is a small dormer with triangular lights to the east and west.

Attached to north-west corner of the north elevation is a later extension, utilised (certainly at the time of closure) as a kitchen. This has two windows in the east wall and a small window to the west of the doorway in the north wall.

The cellar (Fig 2) has two access points, one from behind the bar area (down a flight of stairs) and one from outside at the rear of the Inn. This is where draymen would deliver barrels and crates of beer. Barrels were slid down a specially constructed ladder (Appendix Plate 5) and then moved to the barrel store beneath the saloon bar. Although the earlier Hope Inn may have had a cellar there is no clear indication that this has survived. As the entire building was rebuilt it is logical to assume this included the excavation of a brand new cellar. However, the dog-leg plan of the cellar could indicate the barrel store was associated with the earlier Inn and that the 1923 rebuild took advantage of an existing hole in the ground. If this is the case then extensive rebuilding took place in the cellar as the brickwork of both parts is continuous and shows no sign of jointing.



Plate 6 The cellar hatch and barrel ladder.

The brick-lined and concrete-floored cellar was designed to keep beer at a cool and constant temperature, as well as providing a secure location for the Inn's reserves of beer and liquor (Appendix Plate 6). At the base of the internal access to the cellar is a recess cut into the wall with a side-opening casement of four lights. This would appear to be for borrowed light, although it should be noted that as the upper opening of the light-well would have been under the wooden veranda the efficacy of this feature could be called into question (Appendix Plate 7).

The ground floor of the Hope Inn (Fig 3) comprises five main separate areas; lounge bar, saloon bar, the "back room", toilet area and kitchen. As has already been noted the kitchen is housed in a later extension and nothing more needs to be said about it other than it was probably sited to take advantage of an existing opening in the 46cm thick outer walls of the Inn, probably an existing doorway rather than a window.

The lounge bar occupies the south-west quadrant of the ground floor and was expanded in the 1970's to encompass the area previously covered by the veranda.



Plate 7 The lounge bar.

A large brick fireplace with a metal hood in the east wall would have been the focus point of the room (Appendix Plate 8). The original floor was a repeating pattern of black and red rectangular encaustic tiles with a surrounding border of red, black and yellow tiles (Appendix Plate 9). Although later access was through the door in the extension's west wall, the original entry would have been through the doorway in the west wall opposite the fireplace (now an arch [Appendix Plate 10]). The bar in its final position is not original - this is evident from signs of a wall since removed and tiles on the wall that are obscured by the current bar (Appendix Plate 11), but is probably not too far from its original position. The lines of symmetry adhered to in much of the building suggest the bar in the lounge might have looked similar to that in the saloon bar next door. The removed wall is in line with the north edge of the floor tiles and probably formed the dividing wall to the hallway and stairwell leading to the upper floors. The door (marked A on Fig 3) is a heavy external door with a porthole light that can be made out on Plate 3 (see also Appendix plate 12). Above this is a window of six small lights, identical to that over the main door in the south wall. What is currently the private door to the upper floors (directly at the base of the stairs) was once a window (again see Plate 3) and the stairs turned three risers up into the hallway (as the remains of a newel post [Appendix Plate 13] attest to) instead of being straight as they are now, and probably were open to the south side as they are on the first floor (Appendix Plate 14).

Staff access to the saloon bar in the south-east quadrant was through an opening in the central dividing wall behind the bar. Public access was through the door in the south wall or that in the east wall.



Plate 8 The saloon bar.

The saloon bar has exposed wooden floorboards with tongue and groove wooden panelling to the walls to a height of 1.4m. Above the dado rail the walls are plastered. Both panelling and plasterwork cover the blocked doorway in the east wall so cannot be original. A fireplace with a tiled hearth and a smaller grate than that in the lounge bar is located slightly north of the southern entrance (Appendix Plate 15). The long bar dominates about one quarter of the saloon bar and has an overhanging glass store. Both original entrances have an expanse of square black and white encaustic tiles instead of floorboards. Those by the blocked entrance lead north to a corridor off which the modern conveniences are located in the north-east quadrant.

The conveniences at Hope Inn have been renovated at some point with the dividing wall being a replacement. The blocked in window in the east wall suggests a large room occupied this part of the Inn and the four windows illuminating the conveniences are later additions. It is highly likely that there is a fireplace concealed

behind the tiled wall at the west side of the conveniences. It is possible this was some sort of “snug” bar.

The north-west quadrant of the Hope Inn, the “back room”, was latterly used as a games room (pool) but was originally much larger (Appendix Plate 16). The dividing wall to the west is a later addition and the removal of this opens up the room significantly. The room has three modern access points, one from the bar and toilet area, one from the modern kitchen and one from the modern entranceway in the west wall. The first is probably original, the second is highly likely to be an original backdoor to the land behind the Inn and the third is probably an original window (this can be seen on Plate 3 but is partially obscured). The presence of a fireplace at the east end of the room (converted to a cupboard) and the large window at the west end suggest this was a bar or area of comparable size to that of the lounge or saloon. There is a recess to the north of the fireplace (converted to a cupboard) that has white and brown glazed tiles to half its height and an arched roof that is 20cm lower than that of the main ceiling (Appendix Plate 17). The glazed tiles and the potential for access to the rear of the property (garden and cellar access) suggest this may have been a kitchen.

The first floor (Fig 4) is divided into five rooms in a similar plan to that of the ground floor. The stairs open out onto a landing on the west half of the Inn. This area was sub-divided in the 1970's to form an additional room but originally was a large open room with a fireplace and three windows. A doorway in the central dividing wall just off the head of the stairs leads into a room the size of the saloon bar below. This has also been sub-divided but would originally have had a fireplace and three windows (Appendix Plate 18). This would probably have been the Inn's premier accommodation. Through an archway at the foot of the stairs to the second floor is a corridor with two smaller rooms branching off of it, and a toilet and bathroom to the west. Both rooms have a window and a fireplace, although the room to the east is slightly larger (Appendix Plate 19). The toilet (with its oculus [Appendix Plate 3]) and bathroom, which occupy the second storey of the projecting wing, are probably original although both have been remodelled.

The second floor is comprised of three attic spaces opening off of the landing (Fig 5). That to the south has the chimney rising centrally through the room with a fireplace on the south face. The east attic was originally divided from the one to the north by a wooden wall which has been removed to convert the east and north attics into a larger space (Appendix Plate 20). Probably at the same time the western part of the north attic was partitioned off and converted to a bathroom and toilet. The north attic had a fireplace and two ranges of three triangular lights in the sides of the small dormer constructed to the south of the north chimney (Appendix Plate 21). Each of the three attics was walled with floor to ceiling tongue and groove panelling.

6 Discussion

The public house is an institution recognizable to most people, whether they are regular patrons or not, but this institution is an invention from the mid 19th century which evolved from earlier buildings that provided food and drink and shelter, namely the alehouse, tavern and inn. In earlier centuries each of these had a specific function and clientele, governed by strict licenses. The alehouse sold ale and beer to predominantly lower-class labourers and workmen whilst the better off would drink wine at a tavern. Inns were almost exclusively associated with the wealthier upper classes. By the 19th century many of these distinctions had blurred but a watered down version of them can be seen in the division of the public house into public bars, saloon bars and private bars, where different behaviour and drinking practices were expected. The public bar, usually a large room at the front of the pub was for the working man where ‘perpendicular’ drinking would take place (Brandwood, 2004). This was characterized by the long bar counter and (often) a lack of seating. Separated from this by walls or screens were bar parlours or private bars often for regulars only and usually with either no bar counter or a less prominent one in order to deter excessive drinking. Some public houses segregated the sexes in these rooms with the public bar often denied to women. It was also common to have a function or club room upstairs, especially in those places that also offered

accommodation along with the beer.

Many of these features developed from the movements in the 19th century to clean up the nation's drinking establishments. Temperance leagues were committed to abolishing the demon drink and the 'gin palaces' that sold it. Towards the end of the 19th century licensing authorities aggressively restricted the licenses of public houses that were deemed disreputable. This culminated in the 1902 Licensing Act that empowered magistrates to approve alterations to public houses, and insist on alterations to premises they thought unsuitable.

The Hope Inn was typical of the new type of respectable public house required by the authorities. The modern saloon bar with its long counter would have been the public bar whilst the lounge bar and the two rooms to the rear would have functioned as more intimate drinking areas. Accommodation was provided upstairs and the large room opening off the first floor landing may well have been used for club meetings. Although the Hope Inn is an example of a small provincial public house with less of the ornate decoration that was found in establishments in larger towns, the surviving glazed tiles used throughout the pub indicate a desire to present the Hope Inn as a modern building reflecting the new style of pubs in Britain. The purpose-built pub with its large public bar and three smaller rooms would have been completely different from the previous Hope Inn and it can only be imagined what the patrons would have thought about it. It is likely that the new Hope Inn served as a focal point for the community (at least that section who enjoyed a drink or two) and was well used at least up until the dark days of British pubs in the late 20th century.

7 Acknowledgments

Colchester Archaeological Trust would like to thank Plaiter Claiborne for commissioning the building recording and evaluation.

The building recording was carried out by Chris Lister. The project was monitored by Maria Medlycott on behalf of Essex County Council Historic Environment Branch.

8 References

Note: all CAT reports, except for DBAs, are available online in .pdf format at <http://cat.essex.ac.uk>

- | | | |
|---------------|-------|--|
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| Davison, D. | | |
| Slaughter, M. | | |
| CAT | 2011 | <i>Written Scheme of Investigation for Archaeological Building Recording and Evaluation by Trial Trenching at the Hope Inn, 16 High Street, Tollesbury, Essex.</i> |
| DoE | 1990 | Planning Policy Guidance 16: Archaeology and Planning |
| EAA 14 | 2003 | Standards for field archaeology in the East of England, <i>East Anglian Archaeology, Occasional Papers, 14</i> , ed by D Gurney |
| IfA | 2008a | Standard and guidance for archaeological field evaluation |
| IfA | 2008b | Standard and guidance for the collection, documentation, conservation and research of archaeological materials |
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| Lovell, K. | 1991 | <i>In the Land of the Tolles</i> |
| Medlycott, M. | 2011 | Archaeological Building Recording and Trial-Trenching, The Hope Inn, 16 High Street, Tollesbury, Essex. <i>Essex County Council brief</i> |
| MoRPHE | 2006 | Management of research projects in the historic environment (<i>English Heritage</i>) |

9 Abbreviations and glossary

CAT	Colchester Archaeological Trust
context	specific location on an archaeological site, especially one where finds are made
EHER	Essex Historic Environment Record, held by the ECC
feature	an identifiable thing like a pit, a wall, a floor; can contain 'contexts'
HEM	Historic Environment Management Team
IfA	Institute for Archaeologists
layer	distinct or distinguishable deposit of soil
medieval	period from AD 1066 to Henry VIII
modern	period from the 19th century onwards to the present
natural	geological deposit undisturbed by human activity
NGR	National Grid Reference
post-medieval	after Henry VIII to around the late 18th century

10 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological trust at 12 Lexden Road, Colchester, Essex CO3 3NF, but it will be permanently deposited with Colchester and Ipswich Museum under accession code 2011.35.

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Distribution list

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Appendix
Additional photographs



Appendix Plate 1 The south elevation.



Appendix Plate 2 Detail of porch brace on south elevation.



Appendix Plate 3 The oculus window.



Appendix plate 4 The north elevation.



Appendix Plate 5 The barrel ladder.



Appendix Plate 6 The barrel store.



Appendix Plate 7 The lightwell.



Appendix Plate 8 The lounge fireplace.



Appendix Plate 9 Detail of original lounge floor tiles.



Appendix Plate 10 The extension to the lounge cut through the original west wall.



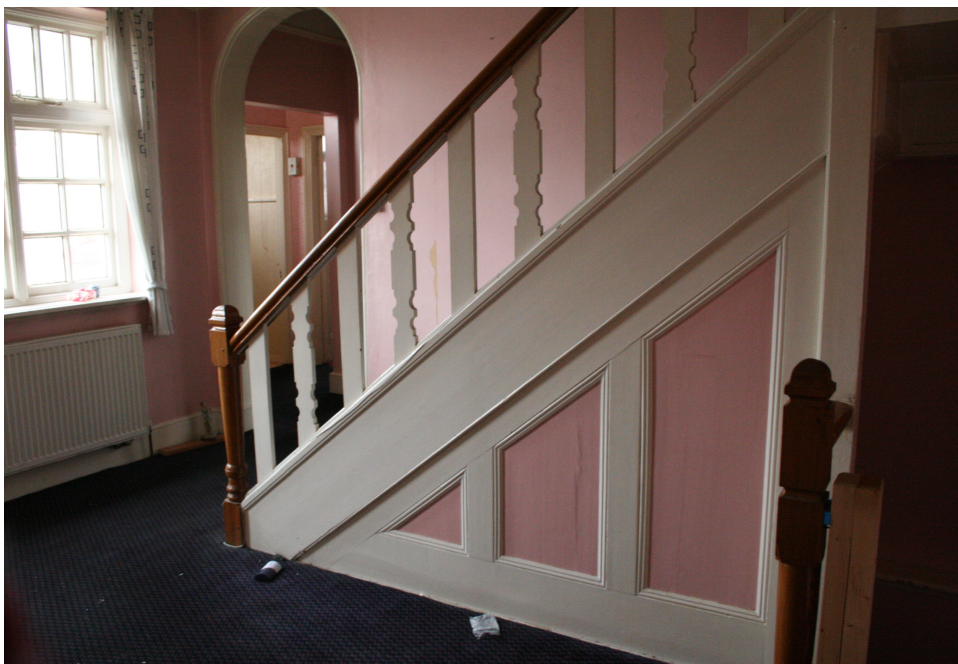
Appendix Plate 11 Detail of original wall tiles in lounge bar.



Appendix Plate 12 Original external doorway in west wall.



Appendix Plate 13 Groundfloor stairs with remains of original newel post.



Appendix Plate 14 First floor stairs.



Appendix Plate 15 The fireplace in the saloon bar.



Appendix Plate 16 The "backroom".



Appendix Plate 17 The “backroom” detail of fireplace and original tiling.



Appendix Plate 18 The first floor southeast bedroom.



Appendix Plate 19 Fireplace in northwest bedroom, first floor.



Appendix Plate 20 East attic showing removed dividing wall to north attic.



Appendix Plate 21 Detail of lights west side of north dormer.



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Fig 1 Site location, the Hope Inn, Tollesbury.



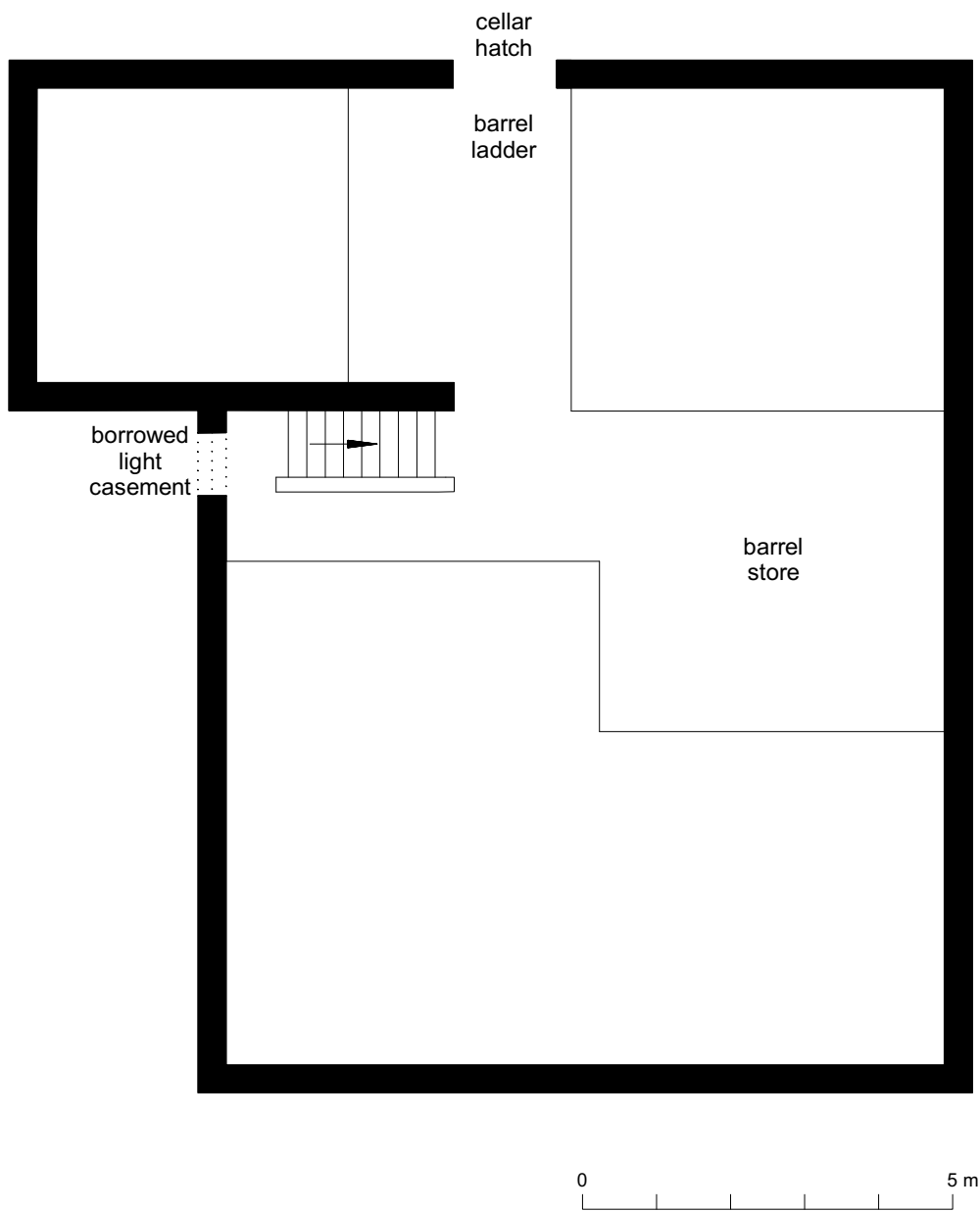


Fig 2 Hope Inn cellar.

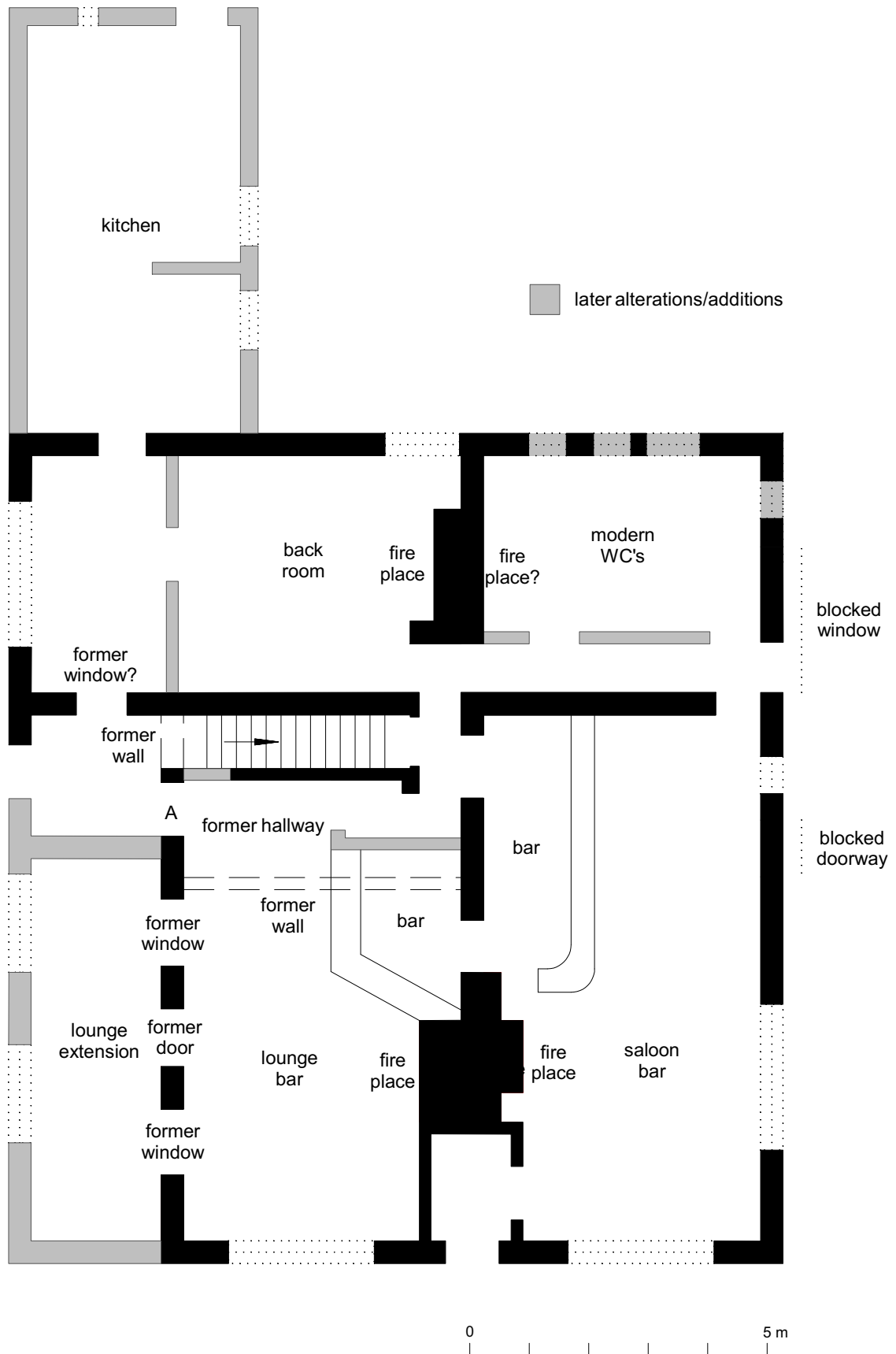


Fig 3 Hope Inn ground floor.

■ later alterations/additions

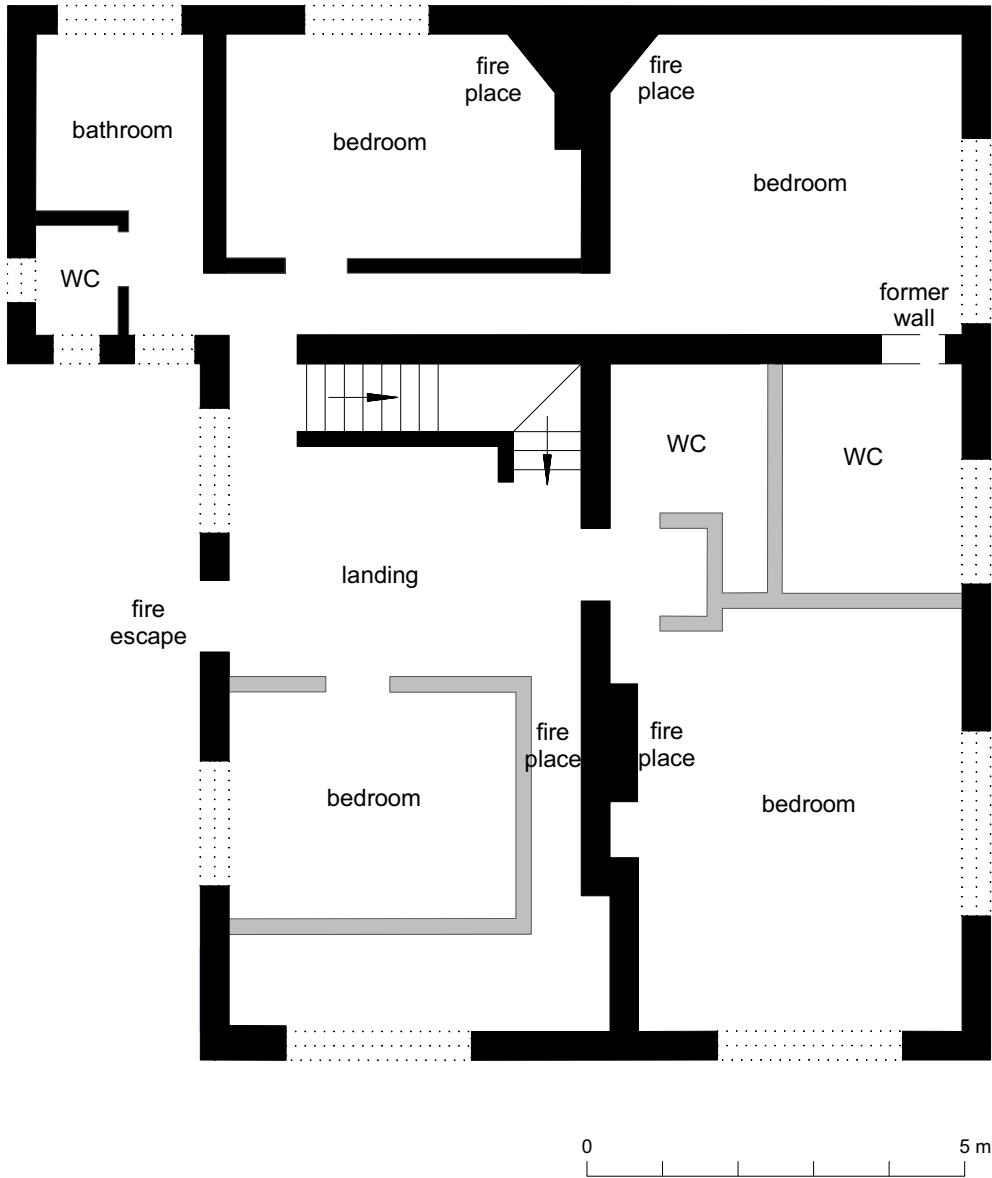


Fig 4 Hope Inn first floor.

■ later alterations/additions

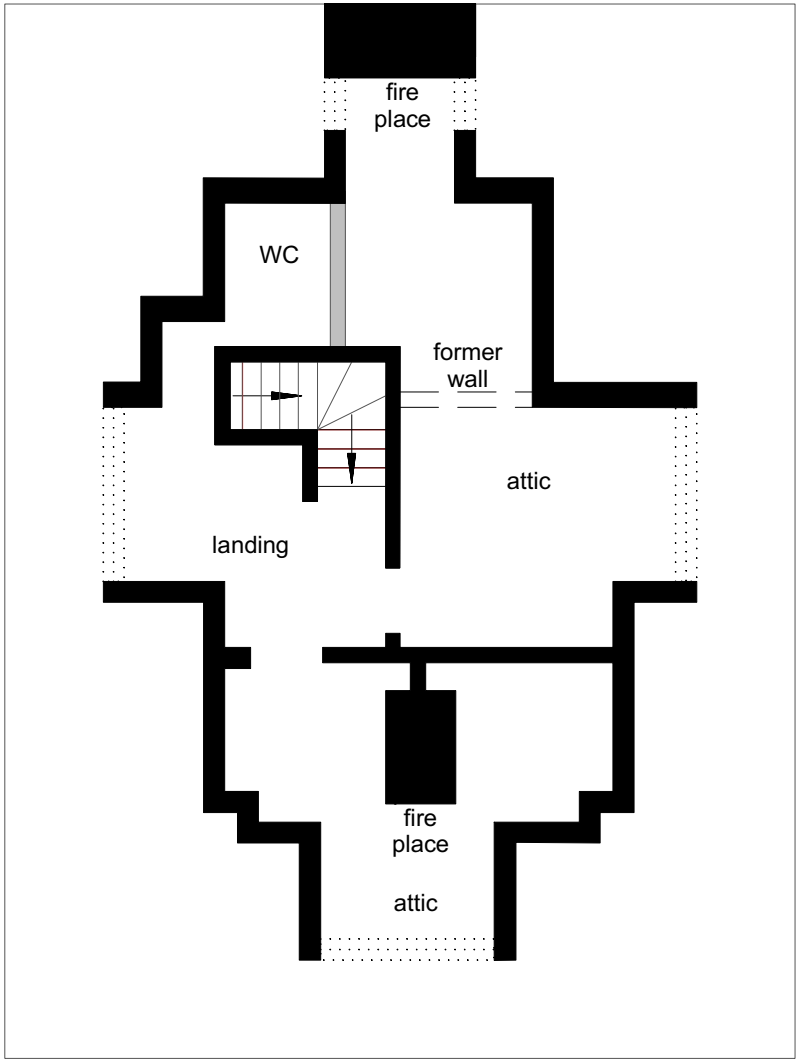


Fig 5 Hope Inn second floor.

**Essex Heritage Environment Record/
Essex Archaeology & History**

SUMMARY SHEET

Site Address: The Hope Inn, 16 High Street, Tollesbury, Essex	
Parish: Tollesbury	District: Maldon
NGR: TL 9552 1046 (c).	Site Code: CAT Project – 11/4f HEM code – TOHI 11
Type of Work: Building recording	Site Director/Group: Colchester Archaeological Trust
Date of Work: April 2011	Size of Area Investigated: na
Location of Finds/Curating Museum: Colchester and Ipswich Museums accession – COLEM 2011.35	Funding Source: Developer
Further Seasons Anticipated? Yes (evaluation by CAT)	Related EHER No's: na
Final Report: CAT Report 592 and summary in <i>EAH</i>	
Periods Represented: modern	
SUMMARY OF FIELDWORK RESULTS: This report provides a photographic record of the Hope Inn, 16 High Street, Tollesbury, Essex. The Hope Inn was built in 1923 and replaced an earlier public house of the same name.	
Previous Summaries/Reports: None	
Author of Summary: Chris Lister	Date of summary: 22nd September 2011