

THE FORMER MASONS AND MARINERS PUBLIC HOUSE, PORTLAND, DORSET

(NGR SU 68271 73813)

Historic Building Survey

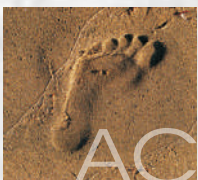
Weymouth and Portland Borough Council planning references
WP/15/0638/FUL, condition 6, and WP/15/0638/LBC, condition 3

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On behalf of:
Westcoast Developments Ltd

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archaeology

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(NGR SY 68271 73813)

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Weymouth and Portland Borough Council planning references
WP/15/00638/FUL, condition 6, and WP/15/00639/LBC, condition 3

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Summary

An historic building survey of the former Masons and Mariners Public House, Portland, Dorset, was prepared by AC archaeology in February 2016 in advance of the conversion of the building into a shop and residential accommodation. The property is Grade II listed and situated within the Underhill Conservation Area.

An historic building appraisal has previously been prepared by AC archaeology, which outlined the development of the building. It was constructed as the Royal Victoria Hotel in around 1870, probably very slightly earlier, and formed part of a group of buildings associated with the terminus of the railway to Portland. It comprises several blocks but these are all probably contemporary, with the exception of the brick extensions on the north side and a porch attached to the south elevation that date to the 20th century.

The original layout of the hotel has been established, and this does not appear to have changed much since its original construction. The main 20th-century alterations are the addition of extra bedrooms that have been created on the first floor through the addition of stud walls. These probably originally contained public reception rooms rather than bedrooms.

1. INTRODUCTION (Fig. 1)

1.1 This document presents the results of an historic building survey prepared by AC archaeology on 1 February 2016 of the former Masons and Mariners Public House located in the southeast corner of Victoria Square, Portland, Dorset (SY 68271 73813; Fig. 1). The survey was commissioned by Westcoast Developments Ltd, and required under condition 6 of the grant of planning permission (Weymouth and Portland Borough Council reference WP/15/00638/FUL) and condition 3 of the grant of Listed Building Consent (Weymouth and Portland Borough Council reference WP/15/00639/LBC) for "For change of use from Class A4 (drinking establishment) to class A1 (retail shop) on ground floor and to include external ATM, external refrigeration and air conditioning plant area and to Class C3 at first floor to create 5 apartments to include associated works." The underlying geology comprises Mudstone of the Kimmeridge Clay Formation (British Geological Survey online viewer 2015), although the geology of much of the Isle of Portland is limestone.

1.2 The building is Grade II Listed (National Heritage List no. 1281836), under the name Royal Victoria Hotel. The following description is given in the Listing details:

Hotel and inn. c 1870. Rendered, slate roof. A complex building: the main block, facing the Square, is L-shaped, with a long return to the S, and a further domestic block across the E side, enclosing a small courtyard. Two storeys, 1+5-windowed. All plate-glass sashes; at first floor in plat band surrounds to flat segmental heads and set to continuous cill band. At ground floor with arched heads, under moulded lintol band and to plain cill band. The first bay is brought forward boldly from the other 5. Central to recessed front a square porch with arched openings to three faces, C19 door to front. All with small plinth, moulded cornice, blocking and parapet coping, which continues to right return, having 3 equally-spaced windows above 3 at ground floor and a later projecting square porch. At right end of this return a lower gabled unit in one bay, which joins a hipped-roof 3-bay house with margin-pane sashes and central canted oriel to flat roof. North side has C19 door with overlight, and two 4-pane sashes. Holds an important position on the corner of the Square, complementing the 'Little Ship' (qv) opposite.

1.3 The building is located within the Underhill Conservation Area. In the appraisal of the Conservation Areas of Portland it is marked as a landmark on the assets map of Chiswell and forms part of a 'key view' of Chiswell (Weymouth and Portland Borough Council 2014). The prominence corner position is again noted.

2. AIMS

2.1 The principal aim of the survey was to create an extensive digital photographic record of the historic building prior to development.

3. METHODOLOGY (Figs 2-3; Appendices 1 and 2)

3.1 A thorough historic building appraisal was prepared to support the planning and Listed Building Consent applications (De-Villiers 2015). This document is included in appendix 2. In addition to the documentary research and architectural assessment an internal and external photographic record was made, although only a selection of these photographs were included within the appraisal report. This document is included as Appendix 1.

3.2 An extensive internal photographic record including the overall character of the building, as well as detailed views of architectural features and fixtures and fittings was created. This was made using a high quality digital SLR camera. Records of the photographs were prepared on *pro forma* photographic index sheets, along with floor plans showing the locations of the photographs. These are reproduced as Figs 2-3 and in Appendix 2.

4. DOCUMENTARY BACKGROUND

4.1 The building is located in Victoria Square, which forms the entrance to the area of Underhill known as Chiswell. The square was created in the mid-nineteenth century by Captain Charles Manning, who demolished the Poor House to construct the hotel (Morris 1998). At the north end of the square was the Portland Railway station that was constructed in 1864 for the Weymouth and Portland line which opened in 1865. The railway formed the only landward link from Weymouth to Portland. The line closed in 1965 and the station was demolished in 1969 (St John Thomas 1981). The present A354 follows the line of the railway across the south end of Chesil Beach. The Portland Gas works was also located in the square. This was constructed in 1865 and demolished in 1959 (Morris 1998).

4.2 The building comprises several blocks, which apart from two 20th-century extensions, are original and contemporary. The layout of the hotel as constructed can be determined from its current layout, and has been largely retained. Few alterations to the building were made during the 20th century, although some rooms were subdivided, particularly on the first floor where former reception rooms were converted into smaller bedrooms.

5. **BUILDING SURVEY** (Plates 1-25)

5.1 No further opening up works had been carried out since the completion of the historic building appraisal in May 2015 and the Historic building survey carried out in February 2014. Therefore the description of the property, and conclusions reached about its development, has not changed since the earlier survey.

5.2 The new extensive photographic survey provides a record of the building in its current form before alterations are made. The survey, along with the results of the historic building survey, allows an appreciation of the historic building, including its former uses, form, internal layout, and alterations, to be made and preserved through this report and the archive.

6. **ARCHIVE AND OASIS ENTRY**

6.1 The paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, near Exeter, Devon, EX5 4LQ. It will be deposited at the Dorset County Museum, Dorchester.

6.2 An Online Access to the Index of Archaeological investigationS (OASIS) entry, including with a digital version of this report, has been created under the unique identifier 253705.

7. **ACKNOWLEDGEMENTS**

7.1 This report was commissioned by Westcoast Developments Ltd and managed for them by Nick Couling and for AC archaeology by Andrew Passmore. The fieldwork, report and illustrations were completed by Stella De-Villiers.

8. **SOURCES CONSULTED**

Printed Sources

De-Villiers, S. 2015. *The former Masons and Mariners Public House, Portland, Dorset, Historic Building Appraisal*. AC archaeology. Doc. No. **ACD1126/1/1**

Morris, S. 1998. *Portland*. Dovecote Press, Wimborne

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Weymouth and Portland Borough Council. 2014. *Appraisal of the Conservation Areas of Portland*

Website

National Heritage List for England, <http://www.historicengland.org.uk/listing/the-list>



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Plate 2: General view of laundry, looking east (1m scale)



Plate 3: General view of stairs, looking southeast (1m scale)



Plate 4: General view of cellar, looking north (1m scale)



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Plate 23: General view of bedroom 10 looking towards the lounge, looking west (1m scale)



Plate 24: General view of office, looking east (1m scale)



Plate 25: General view of bathrooms 3 and 4 (stud wall between them removed) with bedroom 11 at the back taken from the office, looking north (1m scale)

Appendix 1

The historic building appraisal

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(NGR SY 68271 73813)

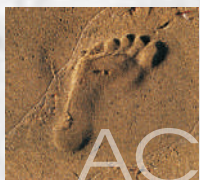
Historic Building Appraisal

Prepared by:
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On behalf of:
Westcountry Stonemasons

Document No: ACD1126/1/1

revised July 2015



AC archaeology

THE FORMER MASONS AND MARINERS PUBLIC HOUSE, PORTLAND, DORSET

(NGR SY 68271 73813)

Historic Building Appraisal

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Plate 17: Fireplace in bedroom 7, viewed from the east. 1m scale.

Summary

An historic building appraisal of the former Masons and Mariners Public House, Portland, Dorset, was prepared by AC archaeology in May 2015. It is a Grade II listed building that provides a positive contribution (as a landmark) to the Underhill Conservation Area within which it is located.

The building was constructed as the Royal Victoria Hotel in around 1870, probably very slightly earlier, and formed part of a group of buildings associated with the terminus of the railway to Portland. It comprises several blocks but these are all probably contemporary, with the exception of the brick extensions on the north side and a porch attached to the south elevation that date to the 20th century.

The original layout of the hotel has been established, and this does not appear to have changed much since its original construction. The main 20th-century alterations are the addition of extra bedrooms that have been created on the first floor through the addition of stud walls. These were in rooms probably originally containing public reception rooms rather than bedrooms.

The significance of the building is drawn mainly from its aesthetic value, with contributions from its evidential and architectural, historic and communal values. Its setting also contributes to its significance.

1. INTRODUCTION (Fig. 1)

1.1 This document presents the results of an historic building appraisal of the former Masons and Mariners Public House located in the southeast corner of Victoria Square, Portland, Dorset (SY 68271 73813; Fig. 1). The appraisal was prepared by AC archaeology in May 2015, and was commissioned by Alphega on behalf of the building's owners in advance of a proposed listed building application for conversion of the property into a retail shop and apartments. The underlying geology comprises Mudstone of the Kimmeridge Clay Formation (British Geological Survey online viewer 2015), although the geology of much of the Isle of Portland is limestone.

1.2 The building is Grade II Listed (National Heritage List no. 1281836), under the name Royal Victoria Hotel. The following description is given in the Listing details:

Hotel and inn. c 1870. Rendered, slate roof. A complex building: the main block, facing the Square, is L-shaped, with a long return to the S, and a further domestic block across the E side, enclosing a small courtyard. Two storeys, 1+5-windowed. All plate-glass sashes; at first floor in plat band surrounds to flat segmental heads and set to continuous cill band. At ground floor with arched heads, under moulded lintol band and to plain cill band. The first bay is brought forward boldly from the other 5. Central to recessed front a square porch with arched openings to three faces, C19 door to front. All with small plinth, moulded cornice, blocking and parapet coping, which continues to right return, having 3 equally-spaced windows above 3 at ground floor and a later projecting square porch. At right end of this return a lower gabled unit in one bay, which joins a hipped-roof 3-bay house with margin-pane sashes and central canted oriel to flat roof. North side has C19 door with overlight, and two 4-pane sashes. Holds an important position on the corner of the Square, complementing the 'Little Ship' (qv) opposite.

1.3 The building is located within the Underhill Conservation Area. In the appraisal of the Conservation Areas of Portland it is marked as a landmark on the assets map of

Chiswell and forms part of a 'key view' of Chiswell (Weymouth and Portland Borough Council 2014). The prominence corner position is again noted.

2. AIMS

- 2.1** The principal aim of the appraisal was to evaluate the historic building to allow the local planning authority to determine the impact of any permitted development upon its historic fabric and if necessary the appropriate archaeological works required in mitigation for this impact.

3. METHODOLOGY

- 3.1** In the absence of a specific brief there is no guidance for the preparation of the historic building appraisal, although such work broadly confirms to levels 1-2 as set out in *Understanding Historic Buildings: A guide to good recording practice*. Reference was made to the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014).
- 3.2** A rapid desk-based appraisal, comprising an assessment of the relevant historic maps was undertaken.
- 3.3** A site inspection was carried out on 11 May 2015, and included:
- A written description of the building;
 - Annotated architect's drawings of existing floor plans, showing builds of different date and architectural fittings and features; and
 - A basic photographic record including the overall character of the building, as well as detailed views of any architectural features and fixtures and fittings as necessary to illustrate the report.
- 3.4** Some opening-up work had already take place, which had the benefit of revealing normally-obscured historic masonry and roof structures.

4. DOCUMENTARY BACKGROUND (Fig. 2)

- 4.1** Portland is referred to as an island but is in fact a peninsula of limestone attached to the mainland by Chesil beach. The island is divided into two distinct areas by a vast slope of ancient rock scree: the lower part is known as Underhill, whilst the upper part, larger part is known as Tophill (Morris 1998).
- 4.2** The building is located in Victoria Square, which forms the entrance to the area of Underhill known as Chiswell. The square was created in the mid-nineteenth century by Captain Charles Manning, who demolished the Poor House to construct the hotel (Morris 1998). At the north end of the square was the Portland Railway station that was constructed in 1864 for the Weymouth and Portland line which opened in 1865. The railway formed the only landward link from Weymouth to Portland. The line closed in 1965 and the station was demolished in 1969 (St John Thomas 1981). The present A354 follows the line of the railway across the south end of Chesil Beach. The Portland Gas works was also located in the square. This was constructed in 1865 and demolished in 1959 (Morris 1998).

5. THE PUBLIC HOUSE (Fig. 3; Plates 1-17)

5.1 The building is located on the east side of Victoria Square. It is aligned roughly north-northwest to south-southeast, but for the purposes of this report it is described as north-south aligned. The building comprises several blocks. The main block is U shaped fronting the square to the west, with further blocks on the east side and at the northwest corner. There is also an extension to the north and two brick extensions on the northeast corner.

5.2 To the north is an enclosed car park accessed from Victoria square with a detached building to the north that has been recently renovated but was formerly a stable block for the hotel. The eastern boundary of the site is defined by a wall. This is constructed of lower courses of large poor-quality Portland stone blocks with rubble limestone above capped with flat-topped 'triangular' Portland stone blocks. The central part of the wall has been rebuilt in blockwork. There is a metal gate in the wall just behind the building.

The exterior

5.3 The majority of the building is rendered except the extensions, though internally the external walls were observed to be constructed of Portland stone. The south and west elevations of the main block are the most prominent and attractive (Plates 1 and 2). The ground-floor windows have arched heads surrounded by a raised plat band, and are set between a plain cill band and a moulded band at the level of the base of the arches. The first-floor windows have flat segmental heads with plat band surrounds set onto a plain cill band. The windows themselves are horned sashes of three and four panes. The ground floor cill band does not continue onto the northwest block (unlike the higher bands). The ground floor bands do not extend onto the south elevation of the east block. The first-floor window here is a two-pane rectangular sash divided into smaller panels by thin glazing bars. Near the top of the elevations there are a small plinth and a moulded cornice with a parapet blocking the view of the roof and gutters. The main entrance is located on the west elevation and has a square porch with arched openings on three sides although two are now blocked. This is flat roofed and topped with a cornice and carved stone parapet. There is a secondary entrance attached the south elevation enclosed with a flat-roofed 20th-century porch.

5.4 On the north and east elevations there are none of the decorative features present on the other elevations apart from the plinth, moulded cornice and parapet which continue along the northwest block and onto the central part of the north elevation (Plates 3-5). The east elevation is rendered and has been scored to imitate ashlar masonry. On the north elevation there are two eight-pane sash windows; all the other windows and doors are boarded up and not visible. In the central part there is a single-storey extension and a modern metal fire escape with a spiral staircase. On the east side of the elevation is a two-storey brick extension. This contains a ground floor doorway, a two-pane sash window and a fire escape on the first floor of the west elevation, two-pane sash windows and two sets of louvres in its north elevation, and a first-floor two-pane sash window in the east elevation. To the east of this is a single-storey brick store under a pitched slate roof. The windows on the first floor of the main east elevation comprise a pair of rectangular two-pane horned sashes divided into smaller panels by thin glazing bars separated by a central oriel window. Most of the ground-floor openings have been boarded up but a modern UPVC window is visible.

The roof

- 5.5** The building has a series of hipped roofs mainly obscured from street level by tall parapets. There are two covering the eastern block, one covering the northwest block, with the main part of the building covered by a U-shaped pitched roof along with a central flat roof containing modern skylights. The extensions on the northeast side of the building have pitched roofs and the north central extension roof is flat. All the roofs are tiled and incorporate nine chimney stacks. The main U-shaped roof is supported on king-post trusses with trenched purlins. However, there has been a fire in the building and some of the beams on the north side are burnt; the majority of the roof in this area has been replaced.
- 5.6** The roof of the eastern block is lower than the main U-shaped roof, and is supported on a modern form of jointed cruck roof. The joints are bolted together and with the lower crucks sitting on decorative corbels (Plate 6). No collars were visible in the exposed lower parts of the roof. The roof between the trusses is finished internally with lath and plaster, obscuring the remainder of the structure.
- 5.7** The northwest block is not supported on standard trusses. Instead the ridge and side purlins are solely supported on the hip trusses. Closely-set common rafters are set on the back of the side purlins. Below the central side purlins the roof is ceiled with lath and plaster, covering the rafters, whereas above these purlins the roof is finished with lath and plaster laid between the common rafters giving a covered 'lantern' effect (Plate 7).

The interior

- 5.8** The ground floor layout consists of public rooms on the west of the building including the bar and seating area, with access, via a modern corridor, to the cloakrooms, which are in the central part of the building. There is also a separate dining room located on the east of the building away from the other public areas. This may have served the guests of the hotel rather than the general public. The remainder of the ground-floor rooms relate to service functions e.g. kitchen, laundry and stores. The first-floor layout consists of 11 bedrooms, four bathrooms, an office and a lounge. It seems likely that the rooms along the west side of the building which include the lounge and office were reserved for the landlord.
- 5.9** The building has a modern finish throughout including modern fixtures and fittings within the kitchen, bar and bathrooms. Original or early features and fittings of note are discussed below. On the ground floor the fireplace in the dining room has a modern stone surround, a wooden mantel and bricks defining the hearth. It is likely that this obscures or replaces an earlier fireplace. In the laundry room, the fireplace (in the angled southeast wall) has a Portland stone surround displaying rough tool marks as a finish (Plate 8). Also within this room there is also a large, 0.75m high, concrete slab against the north wall, the function of which is unclear (Plate 9). The laundry and the adjacent pantry are divided by a modern wall. Both rooms retain their original flagstone floor, which is also exposed in the corridor to the north of the stores (Plate 10). The west wall of the latter is constructed from rubble stonework with some blocks measuring up to 0.50 x 0.80m long. It has been rendered and scored to imitate ashlar masonry. There are three former doorways in the north and west walls of the corridor and store north wall, all probably blocked when the brick extension was added. In the south store is a modern safe.
- 5.10** In the majority of the bar area the lower walls have wooden panelling topped with a dado rail; they are finished with wooden skirting boards and coving (Plate 11). At the north end of the bar the seating area has been decorated with very poor-quality

faux panels and beams. Here there is a cast-iron fireplace within a wooden surround and stone hearth in the north wall (Plate 12). In the south east corner of the bar is a disk jockey booth. The finish throughout the bar is modern. There is a 3-dimensional mural of a lighthouse in the corridor to the north of the bar (Plate 13).

- 5.11** On the first floor just over half of the partition walls are 20th-century stud walls, and originally there would have been fewer, larger rooms. In the corridor outside bedroom 2 is a cast-iron fireplace with tiles and a wooden surround though the mantelpiece is missing. In bedroom 4 there is a cast-iron fireplace with a wooden surround in the angled southeast wall. The masonry here is partially exposed, and is rubble stonework (Plate 14). In bedroom 5 the fireplace on the west wall has a stone hearth. It is faced with blue tiles set within a wooden surround (Plate 15). The west wall is constructed of Portland stone blocks and there is a modern fire escape door in the north wall. In bedroom 6 there is a brick fireplace with a plain wooden surround in the east wall (Plate 16). In bedroom 7 there is a cast-iron fireplace with a wooden surround in the west wall (Plate 17). In the east wall of bedroom 9 there is a blocked fireplace. The ceiling in this area has been removed and the chimneystack is exposed. It is constructed of stone and brick and is in a very poor condition. The west wall is constructed of rubble stonework with some blockwork repairs. In the east wall of the office there is a blocked fireplace. In the north wall of the lounge there is a fireplace, although though it now has no grate or surround. This room and the adjacent bedroom 10 are open to the roof.

6. DEVELOPMENT AND USE OF THE BUILDING

- 6.1** The building is generally thought to have been constructed as a hotel around 1870. However, it seems likely that it was constructed around 1865 forming a group with the station, gas works and the terrace "Victoria Buildings" opposite. This relationship is based on the interconnection of the gas works and the hotel with the station – the latter providing coal for the gas works, and the hotel serving visitors arriving at Portland via the station. Prior to that date access must have been via sea and then probably via Castle Road to Fortuneswell and beyond. The hotel fronts Victoria Square that links Castle Road with the front of the station.
- 6.2** The building comprises several blocks: most of these appear to be contemporary. All are depicted on the first detailed Ordnance Survey mapping published in 1891. Despite being under different roofs, the architectural detailing and internal layout indicate that these form part of the original hotel. At this date the hotel also included a detached stable block, now in separate ownership. The angled southeast corner of the building, along with the yard wall to the north reflects its construction against an existing boundary with Admiralty land to the east.
- 6.3** The layout of the hotel as constructed can be determined from its current layout, and has been largely retained. On the ground floor it contained a bar or bars at the front of the building either side of the main entrance off Victoria Square. Beyond were service rooms. The present rear dining room may have been a separate reception room – possibly a dining room – for hotel guests only. On the first floor the building contained a number of spacious bedrooms as well as other larger rooms (the present bedrooms 1-3 and the lounge/bedroom 10. It is clear from the design of the exposed roofs that these were intended to be seen. This, along with the architectural detail in bedrooms 1-3 (such as the oriel window) indicates that these rooms were not bedrooms but further reception rooms, perhaps a large smoking room or lounge for hotel guests (bedrooms 1-3) and a private function room over

the bar. In a number of rooms, principally the bedrooms, the original fireplaces survive, although others have been removed and/or infilled.

- 6.4 Limited alterations to the building have been made during the 20th-century, when it was operated under different names. The building has been slightly extended, with the addition of new ground-floor rooms on its north side, and a porch sheltering a new doorway on the south elevation. Internally, changes to the layout have included the provision of ground-floor cloakrooms and associated entrance corridor, and the subdivision of the larger first floor spaces to further, smaller bedrooms.

7. ASSESSMENT OF SIGNIFICANCE

- 7.1 Guidance on the assessment of significance has been taken from *Conservation Principles – Policies and guidance for the sustainable management of the historic environment*. This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The National Planning Policy Framework also includes the criteria of architectural and artistic value. The contribution of the setting of the building to its significance is also considered

Evidential and architectural values

- 7.2 Evidential value derives from the potential of a place to yield evidence about past human activity, and includes both architectural and archaeological evidence.
- 7.3 The building provides evidence of past human activity in the form of a mid-19th century hotel and public house. It was constructed along with the railway station and provides a link with increased access, visitor numbers and the development of Portland.
- 7.4 The building has some architectural value, which relates to the treatment of its principal facades, along with the surviving internal layout and original features such as the fireplaces. The building may have limited archaeological value in that some historic internal surfaces may survive below later finishes.
- 7.5 From this evidence, it can be concluded that the building has medium evidential and architectural value, and this forms a large part of the building's significance.

Historical value

- 7.6 Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- 7.7 The building has some local historical value in that it was probably constructed by Captain Charles Manning who instigated major development works at Portland including the construction of its breakwaters. He lived at nearby Portland Castle, and is credited as having carried out restoration works to the fortification. Although the railway station has been demolished, along with the other contemporary buildings in Victoria Square the building provides a link to the mid 19th-century development of Chiswell and the infrastructure associated with transport of that date.

7.8 It can be therefore concluded that the building has medium historical value, and this forms a large part of the building's significance.

Aesthetic value

7.9 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

7.10 The building has aesthetic value, which derives from the detailing on the main street elevations that have been altered very little since its construction. This value is validated by it being considered as forming a 'key view' of Chiswell in the Conservation Area appraisal (Weymouth and Portland Borough Council 2014).

7.11 From this evidence it can be concluded that the building has high aesthetic value, and this forms a large part of the building's significance.

Communal value

7.12 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

7.13 The building may be considered to have a communal value as it was a public house where many members of the local community would have spent their social time and will have many memories of being there. As a hotel it will have a similar communal value. The building in its current form reflects this value.

7.14 From this evidence it can be concluded that the building has medium communal value, and therefore this forms a part of the building's significance.

Artistic value

7.15 Artistic value is not defined in the National Planning Policy Framework but is considered to be closely related to aesthetic value.

7.16 The building is not considered to have any aesthetic value, and therefore this does not contribute to its significance.

Setting

7.17 In *The setting of Heritage Assets, English Heritage Guidance*, settings are defined as "the surroundings in which a heritage asset is experienced".

7.18 In view of the currently unused nature of the building, the setting of the building is considered to be the local streetscape in which it is experienced. This setting includes the visual aspect, as an historic building in the local landscape (as discussed under historical and aesthetic values above) but also other aspects such as traffic and noise that affect the experience. The visual aspect clearly contributes to its significance (as recognised by the comments in the Conservation Area Appraisal), whilst the other aspects may be seen to be detrimental to its significance, i.e. the move from horse-drawn transport to road transport (with the hotel being located alongside the main road into Portland) has brought traffic (as a visual entity), noise and pollution that negatively affects the experience.

7.19 It is therefore considered that setting forms an important part of the building's significance, and in particular the visual aspect of its experience contributes to its setting.

7.20 **Assessment of value**

In summary, it is considered that the significance of the building is drawn mainly from its aesthetic value, but with contributions from its evidential and architectural, historic and communal values. Its setting also contributes to its significance.

8. **SOURCES CONSULTED**

Ordnance Survey 25-inch edition map, published 1891

Printed Sources

Morris, S. 1998. *Portland*. Dovecote Press, Wimborne

St John Thomas, D. 1981. *A Regional History of the Railways of Great Britain, Vol. 1: The West Country*. David & Charles, Newton Abbot

Weymouth and Portland Borough Council. 2014. *Appraisal of the Conservation Areas of Portland*

National Heritage List for England, <http://www.historicengland.org.uk/listing/the-list>



PROJECT
 The former Masons and Mariners Public House,
 Portland, Dorset

TITLE

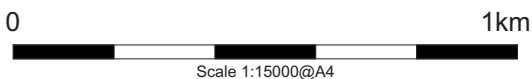
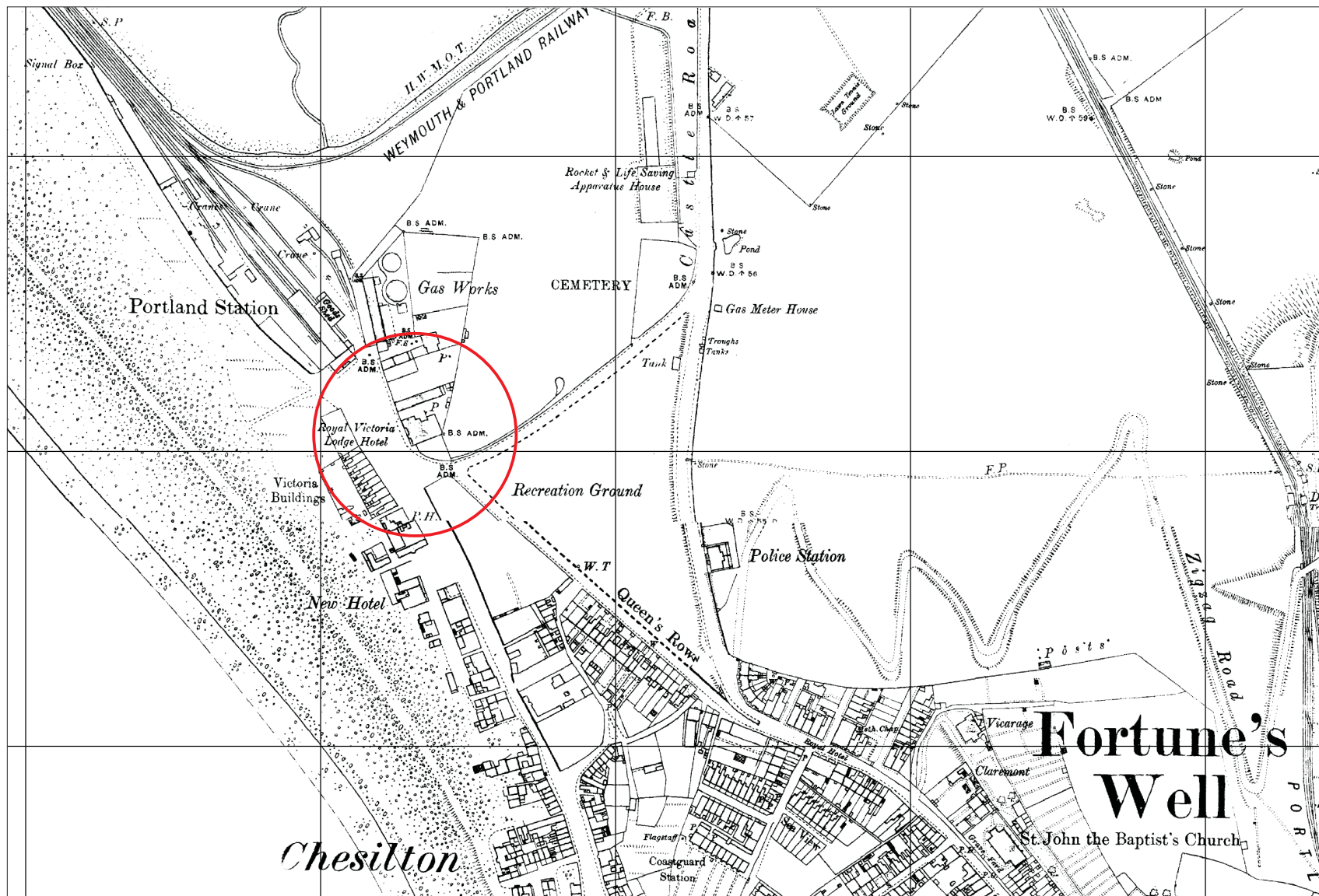


Fig.1: Site location



PROJECT

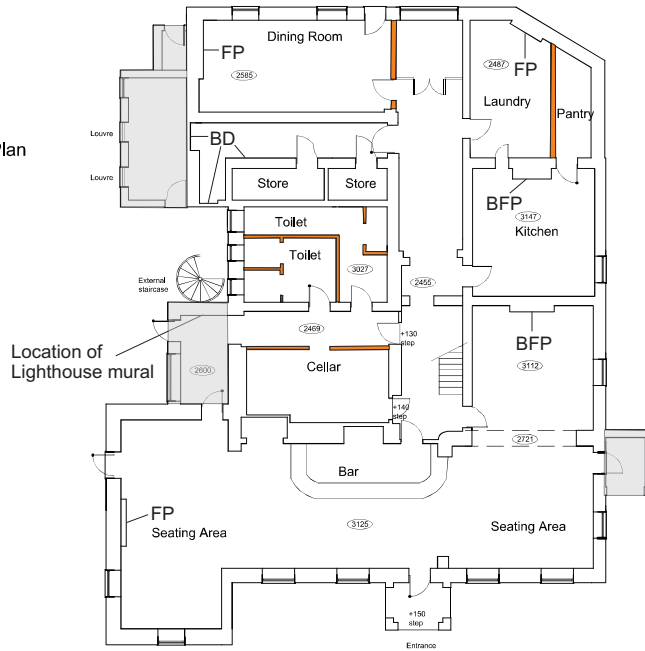
The former Masons and Mariners Public House,
Portland, Dorset

TITLE

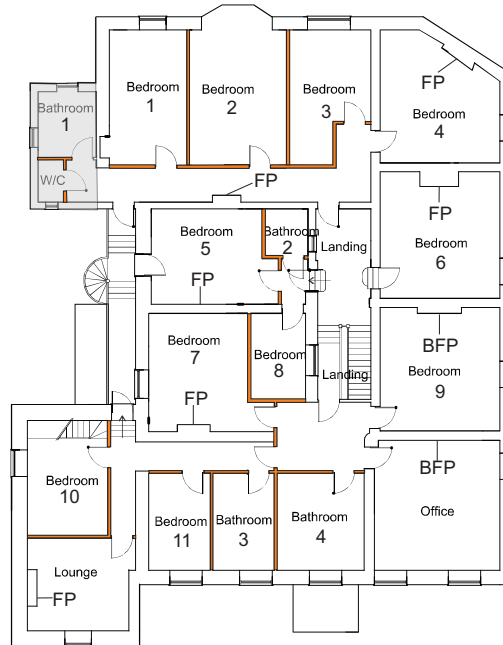
Fig. 2: Extract from the 25-inch
Ordnance Survey map,
published 1891





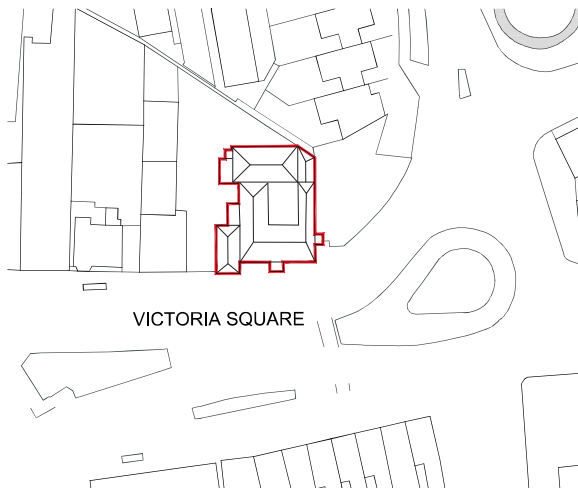
Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



- FP Fireplace
- BFP Blocked fireplace
- BD Blocked door
-  20th century extension
-  20th century stud wall



Roof Plan
Scale 1:500



PROJECT

The former Masons and Mariners Public House,
Portland, Dorset

TITLE

Fig. 3: Floor and roof plans



Plate 1: The south elevation, viewed from the south.



Plate 2: The west elevation, viewed from the west. 1m scale.



Plate 3: The north elevation of the northwest block, viewed from the northeast. 1m scale.



Plate 4: The north elevation of the northern extension, viewed from the north. 1m scale.



Plate 5: The east elevation of the east block and the north and east elevations of the brick extensions, viewed from the northeast. 1m scale.



Plate 6: The jointed cruck roof beams on decorative corbels in the east block, viewed from the south.



Plate 7: The roof of the northwest block, viewed from the west.



Plate 8: Fireplace in the laundry, viewed from the west. 1m scale.



Plate 9: Large concrete slab in the laundry, viewed from the southwest. 1m scale.



Plate 10: Corridor by the stores, viewed from the south. 1m scale.



Plate 11: Bar area, viewed from the south.



Plate 12: Fireplace in the seating area of the bar, viewed from the south. 1m scale.



Plate 13: Lighthouse mural, viewed from the west. 1m scale.



Plate 14: Fireplace in bedroom 4, viewed from the northwest. 1m scale.



Plate 15: Fireplace in bedroom 5, viewed from the east. 1m scale.



Plate 16: Fireplace in bedroom 6, viewed from the west. 1m scale.



Plate 17: Fireplace in bedroom 7, viewed from the east. 1m scale.

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Appendix 2

The photographic indexes

Historic building appraisal photographic index

Photo number	Description	Scale	View from
1	General view of north and part of west elevation	1m	NE
2	General view of boundary wall to the north	1m	N
3	General view of central part of the west elevation	1m	N
4	General view of southern part of the west elevation	1m	NE
5	General view of southern elevation	1m	W
6	General view of eastern elevation	1m	S
7	General view of fireplace in dining room	1m	S
8	General view of door and corridor to the north, showing exposed masonry	1m	W
9	General view of laundry	1m	W
10	General view of concrete slab in laundry	1m	SW
11	General view of corridor by the stores	1m	S
12	General view of wall in store	1m	NW
13	General view of wall in store	1m	NE
14	General view of mural	1m	E
15	General view of stairs	1m	SE
16	General view of bar and seating area	1m	N
17	General view of fireplace in north wall of seating area	1m	S
18	General view of east chimney stack in bedroom 9	1m	W
19	General view of west chimney stack in bedroom 9	1m	SE
20	General view of chimney stack in office	1m	SW
21	General view of exposed masonry in west wall of office	1m	E
22	General view of chimney in lounge	1m	S
23	General view of ceiling over bedroom 10 and lounge	1m	W
24	General view of fireplace in bedroom 7	1m	E
25	General view of fireplace in bedroom 5	1m	E
26	General view of chimney stack in bedroom 5	1m	E
27	General view of burnt roof timbers in bedroom 5	1m	S
28	General view of fireplace in bedroom 6	1m	W
29	General view of fireplace in bedroom 4	1m	NW
30	General view of chimney stack in bedroom 4	1m	NW
31	General view of the jointed cruck roof beams on decorative corbels in the east block	1m	S

Historic building survey photographic index

Photo number	Floor	Description	Scale	View from
1	Ground	North wall of dining room showing fireplace	1m	S
2	Ground	West wall of dining room	1m	NE
3	Ground	East wall of dining room	1m	NW
4	Ground	South wall of dining room	1m	N
5	Ground	East wall of lobby	1m	W
6	Ground	North wall of lobby	1m	SE
7	Ground	South wall of lobby	1m	NE
8	Ground	West wall of lobby	1m	E
9	Ground	East wall of east room	1m	W
10	Ground	North wall of east room	1m	SW
11	Ground	South wall of east room	1m	NE
12	Ground	Part of west wall of east room	1m	NE
13	Ground	Part of west wall of east room	1m	SE
14	Ground	East wall of corridor	1m	W
15	Ground	North wall of corridor	1m	SW
16	Ground	South wall of corridor	1m	NW
17	Ground	West wall of corridor	1m	E
18	Ground	West wall of corridor	1m	SE
19	Ground	East wall of corridor	1m	SW
20	Ground	Flagstone floor of corridor	1m	S
21	Ground	West wall of store	1m	E
22	Ground	North wall of store	1m	SE
23	Ground	South wall of store and safe	1m	NE
24	Ground	Brick hearth of fireplace on first floor visible in ceiling of store	1m	N
25	Ground	South wall of store	1m	NE
26	Ground	West wall of store	1m	SE
27	Ground	West wall of store	1m	NE
28	Ground	Brick hearth of fireplace on first floor visible in ceiling of store	1m	N
29	Ground	North wall of store	1m	S
30	Ground	East wall of store	1m	SW
31	Ground	East wall of store	1m	NW
32	Ground	Blocked door in west wall	1m	E
33	Ground	North wall of corridor	1m	SE
34	Ground	South wall of corridor	1m	NE
35	Ground	East wall of corridor	1m	NW
36	Ground	West wall of corridor	1m	NE
37	Ground	South wall of corridor	1m	N
38	Ground	East wall of laundry	1m	W
39	Ground	North wall of laundry	1m	SW

40	Ground	South wall of laundry	1m	NW
41	Ground	West wall of laundry	1m	E
42	Ground	South wall of kitchen	1m	N
43	Ground	West wall of kitchen	1m	E
44	Ground	East wall of kitchen	1m	W
45	Ground	North wall of kitchen	1m	S
46	Ground	East wall of pantry	1m	W
47	Ground	West wall of pantry	1m	E
48	Ground	Flagstone floor of pantry	1m	E
49	Ground	Staircase	1m	NE
50	Ground	Staircase	1m	NW
51	Ground	East wall of corridor	1m	W
52	Ground	North wall of corridor	1m	SE
53	Ground	North wall of corridor	1m	SW
54	Ground	West wall of corridor	1m	E
55	Ground	South wall of corridor	1m	N
56	Ground	East wall of corridor	1m	SW
57	Ground	East wall of corridor	1m	NW
58	Ground	West wall of corridor	1m	NE
59	Ground	West wall of corridor	1m	SE
60	Ground	North wall of corridor	1m	S
61	Ground	South wall of corridor	1m	N
62	Ground	West wall of cellar	1m	SE
63	Ground	West wall of cellar	1m	NE
64	Ground	South wall of cellar	1m	N
65	Ground	East wall of cellar	1m	NW
66	Ground	East wall of cellar	1m	SW
67	Ground	North wall of cellar	1m	S
68	Ground	East wall of toilets	1m	W
69	Ground	General view of gents toilets	1m	S
70	Ground	South wall of toilets	1m	N
71	Ground	General view of cubicle in gents toilets	1m	NE
72	Ground	General view of ladies toilets	1m	S
73	Ground	South wall of toilets	1m	N
74	Ground	Lighthouse mural on east wall of corridor	1m	W
75	Ground	General view of corridor	1m	N
76	Ground	South wall of corridor	1m	NW
77	Ground	North wall of corridor	1m	SE
78	Ground	West wall of corridor	1m	E
79	Ground	South wall of seating area	1m	N
80	Ground	East wall of seating area	1m	W
81	Ground	North wall of seating area	1m	SW
82	Ground	North wall of seating area	1m	SE
83	Ground	Fireplace in north wall of seating area	1m	SW
84	Ground	West wall of seating area	1m	E

85	Ground	South wall of seating area	1m	N
86	Ground	General view of bar	1m	NW
87	Ground	General view of bar	1m	SW
88	Ground	General view of north part of seating area showing collapsed ceiling	1m	S
89	Ground	West wall of seating area	1m	NE
90	Ground	West wall of seating area	1m	SE
91	Ground	South wall of seating area	1m	N
92	Ground	West wall of seating area	1m	E
93	Ground	North wall of seating area	1m	S
94	Ground	East wall of seating area	1m	W
95	Ground	South wall of seating area	1m	NW
96	Ground	South wall of seating area	1m	N
97	First	North wall of landing	1m	SW
98	First	North wall of landing	1m	E
99	First	South wall of landing	1m	NE
100	First	South wall of landing	1m	NW
101	First	East wall of landing	1m	W
102	First	West wall of landing	1m	E
103	First	West wall of landing	1m	E
104	First	East wall of landing	1m	W
105	First	North wall of landing	1m	S
106	First	South wall of landing	1m	N
107	First	West wall of bedroom 9	1m	E
108	First	South wall of bedroom 9	1m	N
109	First	East wall of bedroom 9 showing blocked fireplace	1m	W
110	First	Chimney above level of ceiling on east side of bedroom 9	1m	S
111	First	North wall of bedroom 9	1m	S
112	First	Chimney above level of ceiling on west side of bedroom 9	1m	E
113	First	Opening created in the west wall of bedroom 9	1m	NE
114	First	Opening created in the east wall of office	1m	SW
115	First	East wall of office	1m	W
116	First	South wall of office	1m	N
117	First	Chimney above level of ceiling on east side of office	1m	W
118	First	West wall of office	1m	E
119	First	North wall of office	1m	S
120	First	South wall of bathroom 4	1m	N
121	First	East wall of bathrooms 3 and 4	1m	SW
122	First	East wall of bathrooms 3 and 4	1m	NW
123	First	West wall of bathrooms 3 and 4	1m	E
124	First	East wall of corridor	1m	SW
125	First	East wall of corridor	1m	NW
126	First	West wall of bedroom 11	1m	E

127	First	North wall of bedroom 11	1m	SE
128	First	Roof above bedroom 11 showing fire and water damage	1m	S
129	First	East wall of bedroom 11	1m	W
130	First	East wall of corridor showing steps up to fire door	1m	W
131	First	East wall of bedroom 10	1m	W
132	First	North wall of bedroom 10	1m	S
133	First	West wall of bedroom 10	1m	E
134	First	South wall of bedroom 10	1m	NE
135	First	South wall of corridor	1m	NE
136	First	South wall of lounge	1m	N
137	First	West wall of lounge	1m	E
138	First	North wall of lounge	1m	SE
139	First	North wall of bedroom 7	1m	SW
140	First	Roof above bedroom 7 showing fire damage	1m	S
141	First	East wall of bedroom 7	1m	W
142	First	South wall of bedroom 7	1m	N
143	First	West wall of bedroom 7	1m	E
144	First	West wall of bedroom 8	1m	E
145	First	North wall of bedroom 8	1m	SW
146	First	South wall of bedroom 8	1m	NE
147	First	East wall of bedroom 8	1m	W
148	First	North wall of bedroom 5	1m	S
149	First	West wall of bedroom 5 showing fireplace	1m	NE
150	First	East wall of bedroom 5	1m	NW
151	First	East wall of bedroom 5	1m	SW
152	First	South wall of bedroom 5 and bathroom 2	1m	N
153	First	South wall of bedroom 6	1m	N
154	First	West wall of bedroom 6	1m	E
155	First	East wall of bedroom 6 showing fireplace	1m	W
156	First	North wall of bedroom 6	1m	S
157	First	South wall of corridor	1m	N
158	First	East wall of corridor	1m	SW
159	First	West wall of corridor	1m	SE
160	First	Fireplace on west wall of corridor	1m	SE
161	First	West wall of corridor	1m	NE
162	First	East wall of corridor	1m	NW
163	First	West wall of WC	1m	E
164	First	North wall of WC	1m	S
165	First	East wall of WC	1m	SW
166	First	South wall of bathroom 1	1m	NW
167	First	East wall of bathroom 1	1m	W
168	First	North wall of bathroom 1	1m	SW
169	First	East wall of bedroom 1	1m	W
170	First	North wall of bedroom 1	1m	SW

171	First	South wall of bedroom 1	1m	NW
172	First	West wall of bedroom 1	1m	E
173	First	East wall of bedroom 2	1m	W
174	First	North wall of bedroom 2	1m	SW
175	First	South wall of bedroom 2	1m	NW
176	First	West wall of bedroom 2	1m	E
177	First	Corridor between bedrooms 3 and 4	1m	NW
178	First	East wall of bedroom 3	1m	W
179	First	North wall of bedroom 3	1m	SW
180	First	West wall of bedroom 3	1m	E
181	First	East wall of bedroom 3	1m	NW
182	First	East wall of bedroom 4	1m	NW
183	First	East wall of bedroom 4	1m	W
184	First	Chimney above level of ceiling on east side of bedroom 4	1m	NW
185	First	North wall of bedroom 4	1m	S
186	First	West wall of bedroom 4	1m	E
187	First	South wall of bedroom 4	1m	N

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