



YORK ARCHAEOLOGICAL TRUST



Historic Building Assessment The Magnet, Osbaldwick Lane, York

By J. M. McComish

YAT Historic Building Assessment 2019/30 February 2019





YORK ARCHAEOLOGICAL TRUST



York Archaeological Trust undertakes a wide range of urban and rural archaeological consultancies, surveys, evaluations, assessments and excavations for commercial, academic and charitable clients. We manage projects, provide professional advice and fieldwork to ensure a high quality, cost effective archaeological and heritage service. Our staff have a considerable depth and variety of professional experience and an international reputation for research, development and maximising the public, educational and commercial benefits of archaeology. Based in York, Sheffield, Nottingham and Glasgow the Trust's services are available throughout Britain and beyond.

York Archaeological Trust, Cuthbert Morrell House, 47 Aldwark, York YO1 7BX

Phone: +44 (0)1904 663000 Fax: +44 (0)1904 663024

Email: archaeology@yorkat.co.uk Website: <http://www.yorkarchaeology.co.uk>

© 2019 York Archaeological Trust for Excavation and Research Limited
Registered Office: 47 Aldwark, York YO1 7BX
A Company Limited by Guarantee. Registered in England No. 1430801
A registered Charity in England & Wales (No. 509060) and Scotland (No. SCO42846)

CONTENTS

NON-TECHNICAL SUMMARY	5
KEY PROJECT INFORMATION	5
1 INTRODUCTION	6
2 METHODOLOGY	7
3 THE BUILDINGS	7
3.1 The ground plan of the building.....	7
3.2 The exterior of the Magnet public house.....	8
3.3 The brick outbuilding to the north-west of the public house	21
3.4 The wooden fence between the public house and brick outbuilding.....	22
3.5 The yard in the north-westernmost corner of the property	23
3.6 The brick wall between the public house and the western property boundary.....	24
3.7 The brick garage to the north of the public house.....	24
3.8 The wooden fence between the public house and garage	25
3.9 The flower-bed.....	25
3.10 The cellar of the building.....	25
3.11 The ground floor interior of the building	32
3.12 The first-floor interior of the building	56
3.13 The second-floor interior of the building.....	71
4 CONCLUSIONS AND RECOMMENDATIONS	80
4.1 The condition of the building.....	80
4.2 Recommendations	82
REFERENCES	83
ACKNOWLEDGEMENTS	83
FIGURES	84

Plates

Cover: View of site

Plate 1 The front elevation facing, north-west	8
Plate 2 Recessed orders around the arched window, facing north-west	9
Plate 3 Window Design A, facing north-west	9
Plate 4 Window Design B, facing north-west.....	10
Plate 5 The single storey portion of the street frontage, facing north-west	10
Plate 6 Window design C, facing north-west	11

Plate 7 The porch, facing north-east.....	11
Plate 8 The north-eastern elevation, facing south-west.....	12
Plate 9 Window Design D, facing south-west	13
Plate 10 The north-eastern elevation of the southernmost single-storey building, facing south-west	13
Plate 11 Part of the north-eastern elevation facing south-west	14
Plate 12 Window Design E, facing south-west.....	14
Plate 13 The rear of the public house, facing west.....	15
Plate 14 Window of Design F and the extension on the rear of the public house, facing west	16
Plate 15 Windows of Design G (left) and H (right), facing south-west	16
Plate 16 Windows of Design G, chimney stack and dormer on the rear elevation, facing south-east.....	17
Plate 17 The northern portion of the south-western elevation, facing north-east.....	17
Plate 18 The grid above the coal-cellar chute facing north-east	18
Plate 19 The central portion of the south-western elevation, facing north-east	18
Plate 20 The decayed window sill on the south-western elevation, facing north-east.....	19
Plate 21 The light-well grille on the south-western side (beneath the scale), facing north-east	19
Plate 22 The metal plates for the chute to the beer cellar (beneath the rubble sack), facing south-east 20	
Plate 23 The door on the central portion of the south-western elevation, facing north-east	20
Plate 24 the south-western elevation, facing north	21
Plate 25 The north-eastern elevation of the outbuilding, facing south-west.....	22
Plate 26 The south-eastern elevation of the outbuilding, facing north-west.....	22
Plate 27 The yard, facing west	23
Plate 28 The yard, facing north-west.....	23
Plate 29 The westernmost gate post, facing south-west.....	24
Plate 30 The easternmost gate-post, facing north-east	24
Plate 31 The garage and wooden fence, facing west	25
Plate 32 Room C1, facing south-east	26
Plate 33 Room C1 floor drainage channels, facing south-east	26
Plate 34 Room C1 entry, facing north-west.....	27
Plate 35 Room C1 chute for beer barrels, facing south-west	27
Plate 36 Room C1 window, facing south-west	28
Plate 37 Room C2 facing south-east	28
Plate 38 Room C2, facing north	29
Plate 39 Room C2 the recess in the north-eastern wall, facing north	29
Plate 40 Room C2, facing north-east	30
Plate 41 Room C2, facing south-east	30
Plate 42 Room C3 entry door, facing south-west	31
Plate 43 Room C3 facing south-west (left) and north-east (right)	31
Plate 44 The north-eastern wall of Room A, facing north-east	32
Plate 45 the south-eastern wall of Room A, facing south-east	33
Plate 46 The south-western wall of Room A, facing south	33
Plate 47 The western corner of Room A, facing north-west.....	34
Plate 48 The bar kitchen, facing south-east.....	34
Plate 49 The screen between the bar and kitchen, facing south-east.....	35
Plate 50 The bar counter Rooms B/C, facing south-west	35
Plate 51 The bar counter Rooms B/C, facing north-east	36
Plate 52 The arch-design in the bar shelving facing south	36
Plate 53 The bar counter in Room B/J facing south-east.....	37
Plate 54 the bar counters in Rooms B/J facing south-west and north-east	37
Plate 55 The shelving beneath the counter of Room B/J, facing north-west	38

Plate 56 The north-eastern end of the bar in Rooms B/J, facing north-east	38
Plate 57 The bar counter in Room B/A, facing north	39
Plate 58 The shelving beneath the bar counter in Room B/A facing south-east	39
Plate 59 The arched window in Room C, facing south-east.....	40
Plate 60 The doorway to the porch in Room C, facing south-east	40
Plate 61 the Design C windows facing south-east	41
Plate 62 The north-eastern wall of Room C, facing north-east	41
Plate 63 The door and fireplace in the north-western wall of Room C, facing north-west.....	42
Plate 64 The door between the gents' toilet and Room J, facing south-west	43
Plate 65 The decorative tiles in the entry to the gents' toilet J, facing south	43
Plate 66 the gents' urinals facing north-east (left) and south-west (right)	44
Plate 67 the gents' toilet facing north-west	44
Plate 68 Room E facing north-east (left) and north (right)	45
Plate 69 The north eastern end of Room E, facing north	46
Plate 70 the south-western end of Room E, facing south-west	46
Plate 71 The north-western wall of Room G, facing north-west	47
Plate 72 Window of Design E in Room G, facing north-west.....	47
Plate 73 The Room G fireplace hood, facing north-west.....	48
Plate 74 The south-western wall of Room G, facing north-west	48
Plate 75 Window of Design D in Room G, facing north	49
Plate 76 The south-eastern wall of Room G, facing south-east.....	49
Plate 77 the ceiling of Room G, facing north	50
Plate 78 The ladies' toilet, facing north	50
Plate 79 the porch of Room J facing south-west	51
Plate 80 Room I, facing north-west	51
Plate 81 The banister, facing west	52
Plate 82 the partition wall at the top of the stairs , facing south-east	52
Plate 83 The mouldy carpet of Room J, facing north.....	53
Plate 84 Room J, facing north-west	53
Plate 85 The south-western wall of Room J, facing south-west	54
Plate 86 The fire hood in Room J, facing south-west.....	54
Plate 87 The north-eastern wall of Room J, facing north-east	55
Plate 88 The door to the north-east of the bar in Room J, facing east.....	55
Plate 89 The doors to the south-west of the bar in Room J, facing south.....	56
Plate 90 Room L, facing north-east.....	57
Plate 91 Room L, facing south-east.....	58
Plate 92 Room L, facing south.....	58
Plate 93 Room M south-eastern portion, facing south-east	59
Plate 94 Room M view towards the kitchen door, facing south-west.....	59
Plate 95 Room M showing the doors to the cubby-hole (left), Room Q (centre) and Room P (right), facing north-west	60
Plate 96 Room M the cubby-hole door, facing south-west	60
Plate 97 Room M the central portion of the corridor, facing south-east	61
Plate 98 Room M the stairs to the second-floor, facing north-east	61
Plate 99 The stairs to the second floor, facing north-east.....	62
Plate 100 The northern end of Room M, facing south-west	62
Plate 101 Room N, facing west	63
Plate 102 Room N, facing east	63
Plate 103 Room N window of Design B, facing south-east	64

Plate 104 Room O, facing north-east.....	64
Plate 105 Room O, facing south-west.....	65
Plate 106 Room P, facings south-west (left) and north-east (right)	65
Plate 107 Room Q, facing north-east.....	66
Plate 108 Room Q, facing west	67
Plate 109 Room Q, facing south-west.....	67
Plate 110 Room R, facing north-west	68
Plate 111 Room R, facing north-east	68
Plate 112 Room S, facing north-west.....	69
Plate 113 Room U, facing south.....	69
Plate 114 Room U, facing north.....	70
Plate 115 Room U, facing north-east.....	70
Plate 116 Room V the mouldy carpet	71
Plate 117 Room V facing north-east	72
Plate 118 Room V facing south-west	72
Plate 119 Room V peeling wallpaper facing south-west	73
Plate 120 Room W facing north-east.....	73
Plate 121 Room W facing north.....	74
Plate 122 Room X the south-eastern landing and stair banister facing south-west.....	74
Plate 123 Room X the dormer window and cubby hole, facing north.....	75
Plate 124 Room X, facing north-east	75
Plate 125 Room X, facing north-west	76
Plate 126 Room X the kitchen cupboards, facing north-west	76
Plate 127 Room X the access hatch for the roof space, facing south-west	77
Plate 128 Room X the access hatch for the roof space facing north	77
Plate 129 Room Y, facing north-west	78
Plate 130 Room Y, facing south-east	78
Plate 131 Room Y, facing south-west	79
Plate 132 Room Z, facing south-west and east.....	79
Plate 133 Room Z, facing north-east.....	80

Figures

Figure 1 The location of the present study site	84
Figure 2 The location of the site (supplied by the client)	85

Abbreviations

AAI	Area of Archaeological Importance
CAMRA	Campaign for Real Ale
CYC	City of York Council
HER	Historic Environment Record
RSJ	Reinforced steel joist
YAT	York Archaeological Trust

NON-TECHNICAL SUMMARY

In February 2019 York Archaeological Trust undertook a historic building assessment of The Magnet, Osbaldwick Lane, York (SE 462816 451701), a public house built in 1934. The work was undertaken for Moorside Developments in support of a planning application (18/02670/FUL).

KEY PROJECT INFORMATION

Project Name	The Magnet, 57 Osbaldwick Lane, York.
YAT Project No.	6125
Document Number	2019/30
Type of Project	Historic Building Assessment
Client	Moorside Developments
Planning Application No.	18/02670/FUL
NGR	SE 462816 451701
Museum Accession No.	NA
OASIS Identifier	Yorkarch1-344085

REPORT INFORMATION

Version	Produced by		Edited by		Approved by	
	Initials	Date	Initials	Date	Initials	Date
1 draft	JMcC	28/2/19	BR	07/03/19	BR	08/03/19

Copyright Declaration:

York Archaeological Trust give permission for the material presented within this report to be used by the archives/repository with which it is deposited, in perpetuity, although York Archaeological Trust retains the right to be identified as the author of all project documentation and reports, as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79). The permission will allow the repository to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

Disclaimer:

This document has been prepared for the commissioning body and titled project (or named part thereof) and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of the author being obtained. York Archaeological Trust accepts no responsibility or liability for the consequences of this document being used for a purpose other than that for which it was commissioned.

1 INTRODUCTION

In February 2019 York Archaeological Trust undertook an historic building assessment for The Magnet public house, Osbaldwick Lane, York (SE 462816 451701). The work was undertaken for Moorside Developments in support of a planning application (18/02670/FUL).

The Magnet is one of a number of public houses built in the 1930s to serve newly-constructed housing estates around York. It comprises a brick building and one original outbuilding, with a later garage and sheds to the rear. The Magnet public house is not a scheduled listed building, though it is considered by CAMRA to be the best example in York of an inter-war 'Improved' pub, and it is listed as a heritage asset in the York Historic Characterisation Project (Character Area 57: Tang Hall East CYC 2013). John Oxley, the City of York Archaeologist, has stated that this building should be considered a non-designated heritage asset of local significance.

It has been estimated that between five and six thousand public houses were either built or substantially altered in the inter-war period (Cole 2015, 4). The purpose of 'improved' pubs was to decrease the focus on alcohol consumption, which was seen as a great social problem in the early decades of the 20th century. Cole (*ibid.*, 34 and 38) lists the typical range of features for improved public houses as:

- Making public houses more conducive to both sexes, as women were seen as agents of social control, curbing excessive male drinking
- In some cases, the provision of rooms for children
- Provision of lavatories for both men and women
- A reduction in the prominence of bar counters coupled with the provision of seating and tables, as it was believed people drank more slowly sitting down
- Making internal rooms larger and brighter to enable better supervision by bar staff
- The provision of food or refreshments other than alcohol, which enabled pubs to increase revenues
- The provision of games such as darts

The intent was to make the public houses respectable, aimed at all of society, and fulfilling a social role within their communities, rather than just being a place to go and get drunk.

Two further pieces of work have been undertaken for this site, a desk-based assessment and an archaeological evaluation. The desk-based assessment for the site (McComish 2019) covered the following:

- Location, Geology and Topography
- Legislation and Guidance (National Planning Policy Framework and the Local Planning Policy)
- Designations and Constraints (AAI, Conservation Areas, Historic Characterisation, Scheduled Sites, Listed Buildings)
- Archaeological and Historic Background
- Historic Map Regression
- Previous Archaeological Interventions

The information on these topics is not, therefore, repeated here.

2 METHODOLOGY

The assessment of The Magnet public house was undertaken on 25/02/2019. The exterior of the public house was inspected, followed by the interior. It was not possible to assess the interior of the associated outbuilding as it was boarded up. Neither was it possible to enter the small yard in the north-western corner of the property, as the gates were nailed shut. The exterior of the roof could only be observed from ground-level. Written descriptions of all elevations, both internal and external were made. Each elevation was photographed using both a digital camera and a mobile phone camera, as the latter can give better results in dark conditions, using a 1m long scale. All images are stored on the YAT computer system under the project code 6127 and will be archive accordingly.

It was foggy on the day of the assessment and this made it difficult to get good quality photographs of the building exterior. All windows and doors on the building's ground floor, and some on the first-floor, had been boarded externally to prevent vandalism so it was not possible to record of the design of these features. Descriptions of these features, including the colours of paint used for decoration, were instead taken from Google Maps imaging. In this report, the south-eastern side (street frontage) exterior of the building is described first, followed by each aspect moving anti-clockwise around the building. The accessible external ground floor areas and the exteriors of the outbuildings are then described.

The interior of the building was dark as many of the windows were boarded up and there was no electricity supply. The inspection was therefore undertaken with portable artificial lighting. The internal room descriptions begin in the south-western corner of each floor of the building, moving anti-clockwise around the building starting at the bottom, in the cellar, then moving to each successive floor above. The loft space of the building was not inspected for safety reasons. For ease of reference each room of the cellar has been labelled C1, C2 etc., while the rooms in the occupied portion of the public house are numbered consecutively A-Z.

3 THE BUILDINGS

The Magnet public house was designed by Sir Bertram Wilson and built for John Smith's Brewery in 1934 (HER MYO4024) specifically to serve the adjacent newly-constructed housing estate.

3.1 The ground plan of the building

The public house has a complex ground plan. The front of the pub (the south-eastern side, facing the street) is flat with a small projecting porch. The north-eastern side has a staggered facade which in plan resembles four steps. The north-western side (i.e. the rear of the public house) is flat but has a small projecting room at the south-western end. The south-western side has a central projection, with a porch set on the diagonal to the south-east of the projecting area.

Slightly to the north-west of the public house is an outbuilding which is rectangular in plan with the long-axis aligned north-west to south-east. To the north of the public house is a rectangular garage block with the long-axis aligned north-east to south-west.

The site is bordered to the north-west and south-west by boundary walls/railings, and there is a row of low concrete bollards around the north-eastern and part of the south-eastern sides of

the car park in front of the public house. The north-eastern side of the property is marked by a road (leading into the car park at the rear of the public house), with a small verge to the north-east. This verge had been cleared of vegetation by the time of the inspection.

3.2 The exterior of the Magnet public house

The Magnet public house is built of dark brown bricks in stretcher bond, with a concrete plinth around the base of the building. There is a concrete string-course beneath the first-floor windows and a course of header-set bricks above the first-floor windows. The window frames are all of wood painted white. The ground floor windows of the 1934 portions of the building all have projecting window sills of concrete painted white.

The building has a hipped roof covered with dark grey slate pierced by five dormer windows each of which is topped by a segmental arched gable painted white. Two of the dormer windows face north-east, two south-west and one north-west. There are four brick chimney stacks, located on the north-western and north-eastern elevations and set slightly back from the elevations on the south-eastern and south-western sides. The chimney stacks are in stretcher bond, and are capped by a projecting string-course one brick thick beneath a course of header-set bricks. There are ceramic chimney pots on the top of the chimney stacks.

3.2.1 *The front elevation*

The two-storey portion of this elevation (Plate 1) has three large round-headed windows on the ground floor, each of which has two recessed orders of brickwork to provide architectural interest (Plate 2). Though boarded-up externally, from the inside it is clear that each window comprises a two-light casement window, with hinges on either side designed to open outwards, with a non-opening fan shaped arrangement of panes in the arched portion of the window. There are two ventilation bricks beneath the easternmost arched window just above the plinth. Between the easternmost two windows there is a small square ventilation vent (Plate 2).



Plate 1 The front elevation facing, north-west

There is a horizontal wooden board painted red beneath the string course on this elevation (Plates 1–2). This was originally for the signage of the public house (which has been removed). At the easternmost side of the two-storey elevation there is a downpipe from the gutters (Plate 1).



Plate 2 Recessed orders around the arched window, facing north-west

At first-floor level there are three windows. The central window has two lights (referred to hereon as 'Design A', Plate 3), while the windows to either side have three lights (referred to hereon as 'Design B', Plate 4). Within each light there are six panes of glass; the frame of the uppermost two smaller panes within each light is hinged at the top and can be opened outwards. The window frames are all in poor condition with flaking paintwork (this is true of all the exterior window frames in the building)



Plate 3 Window Design A, facing north-west



Plate 4 Window Design B, facing north-west

There is a satellite dish and an alarm box between the westernmost two windows at first-floor level, with a second satellite dish at the easternmost side of the first-floor elevation (Plates 3–4). There is also a row of floodlights just below roof level, and a television aerial on the chimney-stack, though this is only partially attached (Plate 1). There are various cables associated with these items across the entire elevation.

The single-storey portion of the front elevation (the north-easternmost part, Plate 5) has two small rectangular windows with a ventilation brick between. Above the windows there was a wooden board for the signage of the public house, now removed. There is a projecting concrete cornice at the top of the roof, forming the continuation of the string-course on the two-storey portion of the elevation (Plate 5). A satellite dish is present on top of the flat roof.



Plate 5 The single storey portion of the street frontage, facing north-west

The windows in this part of the building are referred to as Design C in the remainder of the report (Plate 6). On the inside of the building this design has six panes of glass, the frame of the upper two panes being hinged at the top to open outwards. Each window has a course of header-set bricks directly above.



Plate 6 Window design C, facing north-west

The porch on the front elevation is a later addition, which is not bonded-in to the brickwork of the 1934 build adjacent to the arched windows (Plate 7). This porch post-dates the publication of the 1989 Ordnance Survey 1:1,250 map. The brickwork of the porch is in stretcher bond and is redder than that of the 1934 build and the two basal courses are of different brick. The porch has a small rectangular window on the south-western side with a concrete sill painted white and a course of header-set bricks above (Plate 7), imitating the 1934 Design C windows.



Plate 7 The porch, facing north-east

The doorway on the south-eastern side of the porch houses a stained wood door (Plate 5). The upper portion of the door and the fanlight above were boarded up. There is a course of header-set bricks above the doorway. A small electric light on a metal bracket projects above the doorway. There are cables/wires horizontally above the doorway and vertically to either side. In front of the door there is a single low concrete step. The roof of the porch has a projecting cornice, which is thinner than that of the original 1934 building.

3.2.2 *The north-eastern elevation*

This elevation is complex (Plate 8) with an L shaped two-storey block partially encased by single-storey buildings.



Plate 8 The north-eastern elevation, facing south-west

Taking the two-storey part first, the southern portion of the elevation faces north-east and only the upper floor is visible. There is a glass door with a narrow vertical window on the southern side giving access to the flat-roof area to the north-east. Three ventilation bricks are present close to the roof line and a small downpipe projects from the wall close to the northern side of the elevation. A dormer window and chimney are located in the roof above.

The north-west facing elevation of the two-storey block is obscured at ground floor level by a single-storey building. The upper floor has a two-light window of Design A, with downpipes to either side.

The northernmost portion of the two-storey block faces north-east, and part of the ground floor is obscured by a single-storey building. Two ventilation bricks are present immediately above the ground floor plinth. There is a ground floor three-light window with a decorative brick arch above (termed Design D in the remainder of the report, Plate 9). Within the arch tiles are laid in horizontal courses. From the inside of the building it is clear that each light contains six panes, with the frame of the upper two panes being hinged at the top to open outwards.

The upper floor has two windows; the southernmost is Design A while the northernmost is Design B (Plate 8). There is a ventilation brick above the southernmost window, a burglar

alarm box to the east of the upper-floor windows and a downpipe from the gutter at the northernmost end of this elevation. A dormer window is located in the roof and some slates have clearly slipped from the roof adjacent to this window.



Plate 9 Window Design D, facing south-west

Two single-storey buildings are present on the north-eastern side of the public house. The southernmost of these is L shaped in plan and integral to the 1934 build. The south-eastern elevation of this is described in 3.2.1 above. The southern part of the north-eastern elevation (Plate 10) comprises two windows, the southernmost of which is Design C and the northernmost Design D. A downpipe runs diagonally across this elevation between the two windows. There is an integral brick gate post with a pyramid shaped capping stone between the two windows and ventilation bricks are present at ground level to either side of the gatepost.



Plate 10 The north-eastern elevation of the southernmost single-storey building, facing south-west

The north-western elevation is a blank wall with a ventilation brick at ground level, a downpipe from the flat roof and a second ventilation brick mid-way up the wall (Plates 10 and 11). A security camera is fixed to the eastern end of this wall.

To the north of this there is a short length of single-storey walling facing north-east (Plate 11). This has a small two light window with a decorative arch in the brickwork above (referred to as Design E hereon, Plate 12). Within the arch is an infill of horizontal tiles. From the inside the design of the window was determined as six panes of glass, the frame of the upper two panes being hinged at the top to open outwards. South of the window is a ventilation brick and a rain head for a down pipe (though the pipe is now missing) with a grid beneath.



Plate 11 Part of the north-eastern elevation facing south-west



Plate 12 Window Design E, facing south-west

The north-western elevation of this building is a narrow blank elevation with ventilation bricks present immediately above the ground floor plinth. A small security light is present near the roof line.

The northernmost single-storey room (Plate 11) is clearly modern as it is not shown on 1989 OS 1:2500 map. It has stretcher bond walling in red brick with a doorway and downpipe on the north-eastern side. Images on Google maps indicate that the door was painted red and had fan shaped panes of glass at the top, while the fan-light above comprised a row of four rectangular glass panes. There is a concrete step outside the doorway. On the north-western elevation there is a window which imitates the 1934 Design E windows. An air vent is present next to the window. The roof line is marked by a narrow projecting cornice.

3.2.3 *The north-western elevation*

This forms the rear of the public house (Plate 13). The main elevation comprises two rectangular windows at ground floor level (termed Design F, Plate 14). These are a two-light version of the Design D windows. From the inside it is clear that each light is divided into six panes, with the frame of the uppermost two panes being hinged at the top to open outwards. An electric light projects from the wall slightly above the level of the relieving arches.



Plate 13 The rear of the public house, facing west

The upper storey has four windows (Plate 15). The eastern most two windows have nine panes of glass and the frame of the uppermost three panes is hinged at the top to open outwards (termed Design G, Plate 15). The westernmost windows have six panes of glass with the upper two hinged at the top to open outwards (termed Design H, Plate 15). The westernmost window has clearly been a point of access for vandals, who have smashed two of the lower panes.

Between the westernmost two windows there is a ventilation brick just below the roof-line and a downpipe from the gutter is situated at the westernmost side of this elevation.



Plate 14 Window of Design F and the extension on the rear of the public house, facing west



Plate 15 Windows of Design G (left) and H (right), facing south-west

A dormer window and chimney-stack are located in the roof above this elevation (Plate 16). The upper two-thirds of the chimney stack seems to have been rebuilt at some stage, as the bricks are of a lighter red colour (Plate 16).

There is a small single-storey, flat roofed building projecting from the westernmost corner of this elevation (Plate 14). The OS 1:2500 maps indicate that this was built sometime between 1964 and 1972–89. It is of red brick in stretcher bond with a wooden board at the top and a reinforced bitumen membrane roof. This has a rectangular window on the north-eastern side and two further windows on the south-western side, all of which have white UPVC frames. The north-western wall is blank.



Plate 16 Windows of Design G, chimney stack and dormer on the rear elevation, facing south-east

3.2.4 *The south-western elevation*

The northernmost portion of this elevation (Plate 17) comprises a small rectangular window of Design C at ground level. A metal hatch beneath the ground floor window gives access to a coal-cellar chute (Plate 18). The first-floor has a larger window overlooking the stairs internally which is of a different design to all others in the public house (Design I Plate 17). It has 20 panes of glass, the upper and lowermost eight of these do not open but the central row of four panes form two small windows, hinged at the top to open outwards. Two of the panes of glass had been broken by vandals. A downpipe is present near the southern side of this elevation, with a further right-angled downpipe across the ground floor. A security camera is located on the northernmost corner at first-floor level.



Plate 17 The northern portion of the south-western elevation, facing north-east



Plate 18 The hatch above the coal-cellar chute facing north-east

The central portion of the western elevation projects south-westwards (Plate 19). The north-west facing portion of this projection has a window of Design A on the upper floor, with downpipes beneath the window and at the southern side of the elevation (visible at the right-hand side of Plate 17).

On the south-western facing portion of the projecting block at ground floor level there are two windows of Design F. The concrete of the southernmost window sill had decayed exposing the internal reinforcing metal rods (Plate 20). Beneath the westernmost window there is a metal grille with a light-well below, which provides light for one of the cellar rooms (Plate 21), while beneath the easternmost window are metal plates covering the chute to the beer-cellar (Plate 22). A ventilation brick is present above the plinth beneath the southernmost ground floor window.



Plate 19 The central portion of the south-western elevation, facing north-east



Plate 20 The decayed window sill on the south-western elevation, facing north-east



Plate 21 The light-well grille on the south-western side (beneath the scale), facing north-east

To the north of the windows is a red door with four panes of glass at the top in a fan shape. There is a concrete step outside the door (Plate 23). A downpipe is present to the immediate south of the door.

At first-floor level there are two windows of Design A (Plate 19). There is a projecting bracket for a security camera at first-floor level at the northernmost end of the elevation, while a downpipe from the gutter is present at the southernmost side, adjacent to a downpipe from the flat roof of the porch. In the roof above this elevation there is a dormer window and a chimney-stack.



Plate 22 The metal plates for the chute to the beer cellar (beneath the rubble sack), facing south-east



Plate 23 The door on the central portion of the south-western elevation, facing north-east

The south-eastern side of the projecting portion of the elevation is obscured by a single-story porch at ground floor level (Plate 24). The first-floor has a boarded-up window of Design A with a satellite dish adjacent.

The southernmost portion of the south-western elevation (Plate 24) has two ventilation bricks just above the ground floor plinth. On the ground floor there is a rectangular window of Design F. An electric light is located between the window and the string-course, which is badly cracked. At first-floor level there is a window of Design A. A downpipe from the gutter is present at the southernmost side of this elevation and a dormer window is located in the roof above.



Plate 24 the south-western elevation, facing north

There is a single-storey flat-roofed porch set on the diagonal. Images on Google Maps indicate that the door within this porch was painted red externally with four glass panes arranged in a fan shape at the top. There is a low concrete step outside the doorway. A square wooden panel above the door is painted white. Images on Google Maps indicate that this panel was originally decorated externally with the following text set on a dark green background:

WELCOME TO THE MAGNET

The John Smiths brewery logo

FINE ALES

BAR SNACKS

DOGS WELCOME

There's always more at.....THE MAGNET

Above the door is an electric light mounted on a projecting bracket. The cornice at the top of the flat roof forms a continuation of the string-course from the two-storey portions of the building. There was no access to the flat roof above the porch from within the building, though it was overlooked by a window.

3.3 The brick outbuilding to the north-west of the public house

This single-story rectangular building with a hipped roof of grey slate is aligned with the long axis north-west to south-east (Platea 25–6). It is clearly of the original 1934 build, being of identical brickwork to the public house.

The south-western elevation is a blank wall abutting the property boundary, the north-western elevation is abutted by sheds (Plate 25). In the north-eastern elevation there is a doorway, painted red, and a boarded-up window (Plate 25). A gutter runs along the top of the wall with a downpipe adjacent to the window. The south-eastern side (Plate 26) has a wooden door (painted red) and a ventilation brick close to the roof line. There are two wooden battens nailed vertically to the east of the door.



Plate 25 The north-eastern elevation of the outbuilding, facing south-west



Plate 26 The south-eastern elevation of the outbuilding, facing north-west

As access to the interior was not possible, the function of this outbuilding is unclear. This may have been used for out-sales. Out-sales enabled the public to buy alcohol for consumption off the premises and these were an important part of public house planning until the 1960s (Cole 2015, 69). Out sales were in effect an off-licence shop within the pub, typically entered by a separate door from the street or car park and were sometimes housed in a separate building; no seating was permitted within and it had to be shut off from the adjacent drinking areas (ibid., 69).

3.4 The wooden fence between the public house and brick outbuilding

A wooden fence (Plate 26) is present between the south-easternmost corner of the brick outbuilding and the public house. This seems to represent a later addition designed to create a small yard/beer garden at the rear of the public house. It is nailed shut and was inaccessible at the time of the walkover.

3.5 The yard in the north-westernmost corner of the property

The south-eastern side of the yard is bordered by the brick outbuilding (3.3 above) and a wooden fence (3.4 above). It is bordered on the south-west by the outbuilding and a series of sheds with white painted woodwork. The southernmost shed has close wooden bars, while the northern two are open. The north-western side is bordered by a new property boundary wall of stretcher bond brick capped with ridge tiles (Plate 28). OS maps indicate that this wall was constructed sometime between 1967 and 1989 when the housing of Campbell Court was built on the land to the north of the public house. The north-eastern side of the yard is bordered by a brick garage (3.7 below), a wooden fence (3.8 below) and the small single-storey building projecting from the rear of the public house. There were bench tables/seats present, suggesting that the area was used as a beer garden. Various plant pots and two wheelie-bins were present within the yard.



Plate 27 The yard, facing west



Plate 28 The yard, facing north-west

3.6 Brick wall between the public house and the western property boundary

This wall is located between the south-western elevation of the public house and the western property boundary. This brick wall is in stretcher bond with a concrete capping course. The wall houses two integral brick gate posts, each of which has a pyramid shaped capping stone (Plate 22 and 29-30). A vertical wooden bar on the inner elevation of the easternmost gate post carried the gates, but the gates do not survive.



Plate 29 The westernmost gate post, facing south-west



Plate 30 The easternmost gate-post, facing north-east

3.7 The brick garage to the north of the public house

The brick garage (Plates 13 and 31) is rectangular in plan with the long axis aligned north-east-southwest. This dates to sometime after 1989 as it is not shown on the OS 1:1,1250 map of that date.

The garage is of red bricks in stretcher bond. The roof is hipped with pan tiles and pronounced semi-circular ridge tiles. There is a small entry door on the south-eastern side (boarded up, Plate 31) and a large metal roller door (painted red) on the north-eastern side (Plate 13). The north-eastern side abuts the property boundary and is blank. The south-western side has two small rectangular windows each with two panes, the upper pane opening outwards. There is a gutter and downpipe on this side of the building. The interior of this building was not examined during the assessment as it did not form part of the original 1934 building-complex.



Plate 31 The garage and wooden fence, facing west

3.8 The wooden fence between the public house and garage

A wooden fence (Plate 31) between the westernmost corner of the garage and the public house seems to represent a later addition, designed to create a small yard/beer garden at the rear of the public house.

3.9 The flower-bed

A small circular raised-brick flower bed is situated at the north-eastern corner of the property (adjacent to the concrete bollards).

3.10 The cellar of the building

The cellar is damp with extensive black mould throughout.

3.10.1 Room C1 - The cellar south-westernmost room

The south-westernmost room is almost rectangular in plan, though two short stub walls protrude into the room on the south-western side (Plate 32). There is a concrete floor, with an integral T shaped drainage channel (Plate 33). The walls are of whitewashed brick and the ceiling is painted white.

There is a wide double door into room C3 on the north-eastern side (plate 32) and a wide door frame giving access into room C5 on the north-western side (Plate 34). The door and the door frames are painted red.

The south-western wall has a chute for beer-barrels at the south-western side (Plate 35), an electricity box between the two stub walls (Plate 35) and a window at the north-western end (Plate 36). The window has internal shutters painted red, while on the outside there is a light

well lined with narrow white glazed tiles designed to reflect as much light as possible into the room.

The south-eastern wall is blank. Pipes for the beer pumps of the bar are present on the south-eastern walling.

A steel RSJ runs across the ceiling parallel with the south-western wall of the building, with a second RSJ directly above the double doors into Room C3; these joists are painted red (Plate 32). There is a light attached to the base of the southernmost RSJ. A heating pipe runs around the RSJ adjacent to the light (Plate 32) and continues across the ceiling to the north-eastern corner of the room.



Plate 32 Room C1, facing south-east



Plate 33 Room C1 floor drainage channels, facing south-east



Plate 34 Room C1 entry, facing north-west



Plate 35 Room C1 barrel chute, facing south-west

The room is full of abandoned beer kegs, a hose pipe and gas cylinders (Plates 32–3) while in front of the window are two small shelves covered in abandoned items including tins of paint, buckets, cardboard boxes and bin bags of rubbish (Plate 36).



Plate 36 Room C1 window, facing south-west

3.10.2 Room C2 - The cellar easternmost room

The easternmost room of the cellar is a small rectangular room (Plate 37) with a concrete floor, whitewashed brick walls and a ceiling painted white. The paint has peeled off over much of the south-eastern wall due to damp. There is extensive black mould in this room. There are blank walls on the north-eastern and south-western sides, a wall with a small recess on the south-eastern wall and a doorway into Room C3 on the north-eastern side. Wooden shelves painted red are present on three sides of the room. A heating pipe runs at the top of the north-eastern wall and there is an RSJ beneath the ceiling parallel to the south-eastern wall.



Plate 37 Room C2 facing south-east

3.10.3 Room C3 - The cellar room connecting Rooms C1 and C2

Room C3 is a large room which connects to Room C1 on the south-western side and Room C2 on the south-eastern side. The room has a concrete floor, whitewashed brick walls and a

ceiling painted white (Plate 38). There is an integral drainage channel within the concrete floor (Plate 38). There is black mould on the floor, walls and ceiling.

The room is accessed through wide double doors from Room C1 on the south-western side. The north-western wall is blank with a large fan fitted on the wall (Plate 38). The north-eastern wall has a red painted door at the northern end (Plate 38), which when opened revealed a shallow recess lined with white glazed tiles (Plate 39). A pipe ran vertically within this recess. To the south-east of this door is a Belfast style sink on metal legs and a wall clock (Plate 38).



Plate 38 Room C2, facing north



Plate 39 Room C2 the recess in the north-eastern wall, facing north

At the north-eastern corner of the room there is a small rectangular area, giving access to Room C2 via a red-painted door (Plates 40–1). There is a small wooden shelf unit on the south-eastern wall and electrical boxes on the south-western wall (Plate 41).



Plate 40 Room C2, facing north-east



Plate 41 Room C2, facing south-east

The south-eastern wall of Room C2 has a fuse box attached and there are two posters detailing the safe handling of beer kegs (Plate 41).

A major pipe runs adjacent to the top of the south-eastern wall, and there are numerous cables and small metal pipes throughout the room attached to the walls and ceiling. The room is lit by fluorescent strip lights attached to the ceiling.

Two RSJs run across the room on a north-west to south-east axis (Plate 38), with two smaller RSJs aligned north-east to south-west in-between (Plate 40). There is a further small RSJ aligned north-east to south-west near the door into room C2 (Plate 41). All of these RSJs are painted red.

The room contains various discarded items including a wooden palette, a lump hammer, a broom, crates for bottles, a galvanised bucket, bottles of drinks, multipacks of bottled drinks, boxes of bottles and a large white plastic container.

3.10.4 Room C4 - The cellar northernmost room

The northern-most room of the cellar is L-shaped in plan and was clearly the original coal cellar for the building. The room has a concrete floor and brick walling. Though the walling had clearly been whitewashed once, much of this had worn off the walls. The ceiling is painted white.

This room is accessed from Room C5, the plain wooden access door being located in the south-westernmost corner of the room (Plate 42). The longer wing or the room is on the north-western side and is aligned with the long axis north-east to south-west (Plate 42).



Plate 42 Room C3 entry door, facing south-west



Plate 43 Room C3 facing south-west (left) and north-east (right)

At the south-western end of this room is a chute for coal delivery (Plate 42 left image) while at the north-eastern end there is a modern boiler which is clearly not original to the building (Plate 42 right image). In the north-western wall there is a window with a light-well lined with

white-glazed tiles on the outside. Various heating pipes run across the north-eastern wall and across the roof. There is also a sewer-downpipe next to the coal chute (Plate 41 left image). Two RSJs are present beneath the ceiling, arranged in a T shape. Some coke, a shovel and cardboard boxes were present within the room.

3.10.5 Room C5 - The cellar staircase and hall

The staircase is aligned with the long-axis north-west to south-east, with a small hall to the north-east (see Plate 34). The floor is of concrete, the walls are whitewashed brick and the ceiling is painted white. The steps are of concrete with bands of white paint at either side of the treads and risers, there is a ceiling light close to the bottom of the staircase and two heating pipes run across the hall roof. The hall area is full of discarded cardboard boxes.

3.11 The ground floor interior of the building

3.11.1 Room A - The ground floor south-westernmost room

The south-easternmost room on the street frontage comprises a rectangular public room, with a bar in the northern corner (Plate 44). The room is carpeted with a dark wood veneer panelling around the lower third of the walls, above which the wall is papered in red-and-white striped wallpaper. There is a deep cornice painted cream and the ceiling is painted green. Both windows in this room have red velvet curtains. There is some evidence of debris caused by vandalism in the room.



Plate 44 The north-eastern wall of Room A, facing north-east

The north-eastern interior wall (Plate 45) has part of the bar at the northern end, with a chimney breast to the south. The area where a fireplace would be expected was covered by modern veneer with a ventilation brick in the base. A red velvet bench seat is present at the southern side of the chimney breast, which runs continuously around the south-eastern and part of the south-western sides of the room. Some associated loose-cushions are present. Heating pipes run underneath this seating (Plate 45).

The south-eastern wall is lit by one of the southernmost arched window (Plate 45). A light fitting with glass bowl suspended on metal chains is present in front of the window, and it is one of the few lights within the ground floor of the public house that has not been vandalised.



Plate 45 the south-eastern wall of Room A, facing south-east

There is a two-light window of Design E on the south-western wall (Plate 46). The top northernmost pair of window panes had been replaced by a single pane. A radiator and coat rack are present at the north-western end of this wall (Plate 47).

The north-western wall is pieced by a dark wooden door and associated frame giving access to Room J (Plate 47). A second bench seat, also of red velvet, is present between the door and the bar. All of the seating in this room, together with the carpet, is mouldy.

A major beam runs across the ceiling parallel with the front elevation of the public house (Plate 46). This is painted to match the cornice.



Plate 46 The south-western wall of Room A, facing south



Plate 47 The western corner of Room A, facing north-west

3.11.2 Room B – The Bar and associated small kitchen

The bar area is of a right-angle plan within the centre of the building, with counters opening out onto Room A to the south-west, Room C to the north-east and Room J to the north-west. All the bar counters described below are of dark wood or veneer.

The north-west to south-east portion of the bar is lit by the central arched window on the street frontage (Plate 48). The lower four panes had been boarded over, the boards being covered with white tiles. Metal reinforcing mesh was present in the central four panels.



Plate 48 The bar kitchen, facing south-east

The south-eastern most portion of this part of the bar area is a small utility room, with solid walls on the north-eastern and south-eastern sides. It is separated off from the bar on the north-western side by an original decorative wooden screen with three glass windows, of which two original panels survive, the lowest having been replaced by a single pane of glass

(Plate 49). The room is lined on three sides by laminated chip-board counter surfaces on metal frames. There are shelves on the south-western wall above the counter, while on the north-eastern side there are cupboards at ground level. The room was full of abandoned tubs of cleaning products, kitchen gadgets, glassware and cutlery.



Plate 49 The screen between the bar and kitchen, facing south-east

To the north-west of the small utility area is the bar for Room C (Plates 50–2). The walling in this part of the bar is painted pale green and the floor has a red linoleum covering. The north-eastern side of this portion of the bar area is a doorway giving access into Room J; this is a dark wood door with a frosted glass panel near the top. Beneath the window on the north-western side is a brass plate saying “PRIVATE” barring entry of the public into the sales-area.



Plate 50 The bar counter Rooms B/C, facing south-west

The bar counter for Room C is of panelled dark wood (Plate 50), with space for pipes etc. underneath the counter (Plate 51). The supply pipes for the beer kegs have all been sawn off,

but two original beer-taps survive. There is a wooden beam above the counter, above this on the south-western side are a number of wall lights which are clearly later additions. The lights formerly positioned above the pool table of Room C have been removed and placed on the bar counter.



Plate 51 The bar counter Rooms B/C, facing north-east

The south-western wall in this area is fronted by original dark wooden shelving, the upper half of which has an elaborate integral arch design (Plate 52). The shelving in this part of the bar is filled with glasses and some bottled drinks. To the immediate north-west of this shelving is an open doorway giving access to the rest of the bar.



Plate 52 The arch-design in the bar shelving facing south

The north-east to south-west portion of the bar is entirely within the building. It has a counter on the north-western side which protrudes into Room J. This counter has openings on the north-western (Plate 53), north-eastern and south-western sides (Plate 54), and is set within

wooden panelling which continues to three-quarters of the height of the room with red and white striped wall paper above. There is a segmental arch above each of the three counters of the bar. On the exterior of the north-eastern counter there is a brass sign saying "HANDS OFF THE BARMAID", while adjacent to the north-western counter there is a brass sign saying "GOD GRANT ME PATIENCE BUT HURRY". Three beer-taps are present on the main portion of the bar counter, and the shelving beneath the counter is filled with classes, and some debris (Plate 55).



Plate 53 The bar counter in Room B/J facing south-east



Plate 54 the bar counters in Rooms B/J facing south-west and north-east



Plate 55 The shelving beneath the counter of Room B/J, facing north-west

At the north-eastern end of this bar there are two doorways, one leading to the bar for Room C and one to the bar for Room A (Plate 56).



Plate 56 The north-eastern end of the bar in Rooms B/J, facing north-east

The bar in Room A has a wood veneer two-sided counter. The veneer beneath the counter is of a different design to the panelling of the other bars. This veneer continues onto the adjacent chimney breast and was probably inserted after the removal of an original fireplace.

There is a small shelf above the bar housing nick-knacks such as the cardboard holders for various bottles of spirits. Three lights are fixed to the underside of this shelf. There is a row of optic drink dispensers on the north-east wall. The shelving beneath this counter is filled with glasses and there is some debris scattered about (Plate 58).



Plate 57 The bar counter in Room B/A, facing north



Plate 58 The shelving beneath the bar counter in Room B/A facing south-east

3.11.3 Room C - The ground floor south-easternmost room

The north-easternmost room on the street frontage comprises a rectangular public room. The room is carpeted and the carpet is mouldy. The lower third of the wall (where not obscured by bench seating) is decorated with dark pink wallpaper beneath a narrow decorative floral paper panel, with cream walls above, and the cornice and ceiling are painted dark red. A pool table is present at the north-eastern end of the room; the green felt surface of this table is mouldy. All other portable fixtures have been removed.

The south-eastern external wall is lit at the south-western end by the easternmost of the arched windows on the street frontage (Plate 59). To the north-east of this is a small stub wall at right angles to the street frontage, north-east of which is a door giving access to a small porch and then onto the street (Plate 60).



Plate 59 The arched window in Room C, facing south-east

Beneath the arched window is a red leather bench seat which continues around the two adjacent walls. Corner lights are present above the seating to either side of the window. Two Triangular shelves are present to either side of the window, one housing a case with twigs/grasses. There is an expel-air fan and speaker are present at the top of the wall to the south-east of the window.

The door to the porch is of wood with a pane of glass near the top, set in a white-painted frame. The external porch door is of stained wood with four panes of glass arranged in a fan shape at the top. To the north-east of the doorway are the two small rectangular windows of Design C which still have red curtains on rails (Plate 61). There is a metal decorative wall-sculpture of red flowers to the immediate north of the doorway and a second similar feature between the two windows. A light is present above the door and a radiator beneath the windows (Plates 60–1).



Plate 60 The doorway to the porch in Room C, facing south-east



Plate 61 the Design C windows facing south-east

The north-eastern exterior wall is lit by two windows, one of Design C and one of Design D (Plate 62). A red leather bench seat is present on the north-eastern portion of this wall which continues onto the north-western wall. Various speakers and another red metal floral decoration are attached to the wall. In the case of the northernmost window four of the original smaller panes at the top of the window had been replaced by two panes of glass.



Plate 62 The north-eastern wall of Room C, facing north-east

The north-western wall of Room C has a doorway just to the north-east of the bar (Plate 63) giving access to Room D (see below). To the north-east of the door there is a fireplace and chimney breast (Plate 63). The lower portion of the chimney breast is of exposed brickwork while the upper portion is decorated as with the rest of the room. A darts board is present above the fireplace, together with a ventilation brick.

A red leather bench-seat is built into the lower portion of the wall north-east of the fireplace; the north-easternmost corner seat is on the diagonal, continuing around part of the north-eastern wall.



Plate 63 The door and fireplace in the north-western wall of Room C, facing north-west

The south-western side of Room C is a bar with a frontal counter and a beam above (see 3.11.2 above).

A ceiling beam aligned parallel with the street frontage is present between the porch and the north-eastern wall of the building. Lighting for a pool table was originally suspended from the ceiling just to the north of, and parallel to this beam, though this had been removed by vandals. At the eastern end the roof there are two ceiling beams parallel with the north-eastern frontage of the building. There is a ventilation unit in the ceiling south-east of the fireplace, and lighting was suspended from the ceiling in three places.

This room had clearly been vandalised with many of the ceiling lights having been ripped off.

3.11.4 Room D - The gents' toilet and associated entry-room

Room D lies to the immediate north-west of Room C. The western end of this room is a small carpeted entry-room, with a door on the south-western side into Room J (Plate 63), one on the south-eastern side into Room C, and one on the north-eastern side leading to the toilet area, the remaining wall being blank. The doors leading off this room area of dark wood with a frosted glass panel near the top. On the south-western side of the door into Room J there is a brass sign below the glass panel saying "GENTS" and a flat brass panel for opening the door; it has a brass door handle on the opposing side. The walls of this room are tiled white, with a decorative frieze at the top (Plate 65), while the ceiling is painted cream.



Plate 64 The door between the gents' toilet and Room J, facing south-west

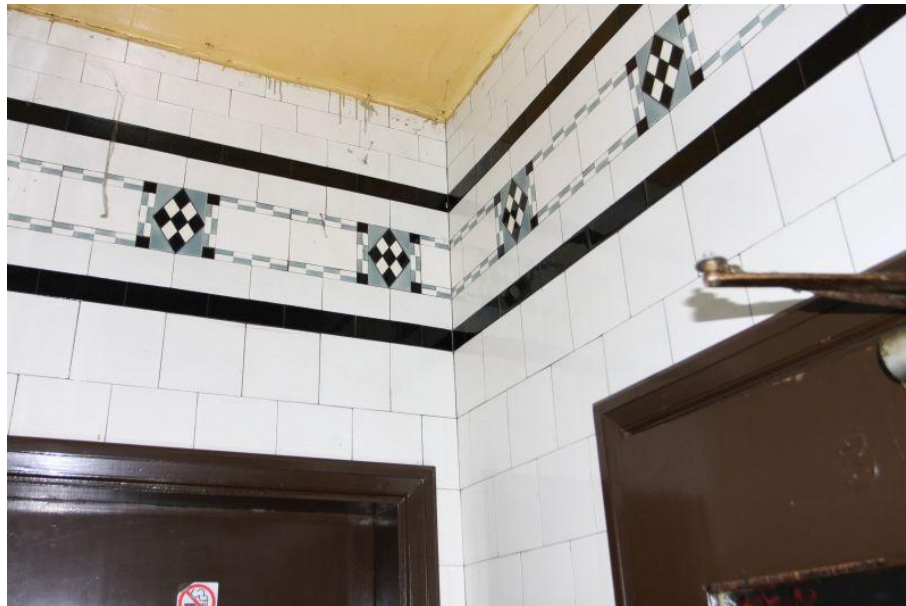


Plate 65 The decorative tiles in the entry to the gents' toilet J, facing south

The toilet area is divided into two rooms. Both the toilet rooms have grey linoleum flooring. The first room (Plate 66) contains five urinals and a high-level water tank on the north-western side, with a blocked window recess above the urinals. A door into the second toilet room is present on the north-eastern wall together with a small hand basin, soap dispenser and mirror. The sink is coloured cream, and does not match the remainder of the internal fittings which area white, suggesting that it is a later addition. The south-western wall has the access door into the corridor and the south-eastern side is fitted with a hand-drier. The design of the tilework is identical to that of the toilet entry-room.



Plate 66 the gents' urinals facing north-east (left) and south-west (right)

To the north-eastern there is a small room containing a single sit-down toilet, lit by a window on the north-eastern side (Plate 67). A paper towel dispenser is adjacent to the toilet. The décor is identical to the urinal area.



Plate 67 the gents' toilet facing north-west

3.11.5 Room E - ground floor corridor

This corridor (Plate 68) lies within the modern single storey extension on the north-eastern side of the public house and is located to the immediate north-west of Room D. It is a small unlit corridor between the kitchen (Room E) and public area (Room J). The corridor is floored with grey linoleum.

The north-eastern wall is covered with white tiles. The north-western wall has an open doorway into the kitchen and is painted white, as is the blank south-eastern wall. On the north-western wall the pub occupants had marked the heights of various children as the grew-

up. The south-western wall houses a door giving access to Room J; this door is of dark wood to match the décor of Room J, and has a small glass window near the top to enable waiting-staff entering/exiting the kitchen beyond to avoid collisions. On the south-western side of this door there is a brass sign below the window saying “PRIVATE STAFF ONLY”, and a flat brass plate for pushing the door open. Some rubbish (bin bags) was present within this corridor.



Plate 68 Room E facing north-east (left) and north (right)

3.11.6 Room F - A ground kitchen

This lies within the modern single storey extension on the north-eastern side of the public house, and is to the immediate north-west of Room E. This was the kitchen of the public house and as such was not a public area. The floor is of red quarry tiles, the walls are painted cream or white and there are two fluorescent strip lights in the ceiling. There are various electrical sockets for kitchen appliances midway up the walls. The room was full of debris (mops, buckets, shopping bags containing empty bottles and a small bin).

There is a door on the north-eastern wall giving access to the outside of the public house (Plate 69). This door and the frame are painted white internally and there is a fan-light above comprising four rectangular panes of glass in a horizontal row. The area to the north-west of the door clearly originally housed kitchen appliances but these had been removed.

In the north-western wall there is a window with white painted woodwork and some pipework (Plate 69). To the north-east of the window is an area that housed appliances (now removed) with an extractor fan above. There is a refrigerator containing various packets/containers of rotting food adjacent to the south-western end of this wall (Plate 70).

The interior south-western wall is blank, with a fuse box near the top of the wall, and a pipe at the base (Plate 70). The south-eastern internal wall has a doorway to Room D at the south-western end. Kitchen fittings/appliances adjacent to the wall had been removed, but one small high-level cupboard remains.



Plate 69 The north eastern end of Room E, facing north



Plate 70 the south-western end of Room E, facing south-west

3.11.7 Room G - A ground floor public room

This public room lies to the north-west of the kitchen and on the northern side of Room J. The room is carpeted and this carpet is very mouldy. The walling of this room is decorated with red and white striped wallpaper, with a deep cornice painted cream, and the ceiling is painted green. Four wooden tables are still present within the room, all of which had a vase of artificial flowers on top. The ceiling light fittings have been vandalised with the resultant glass spread across the carpet.

The north-western exterior wall has two windows of Design E with painted white woodwork to either side of a chimney breast and fireplace (Plates 71–2). Vases of artificial flowers are present in both window sills. The lower portions of both windows are boarded over. There is red velvet bench seating to either side of the chimney which continues around all sides of the room; the fabric of the seating is mouldy.



Plate 71 The north-western wall of Room G, facing north-west



Plate 72 Window of Design E in Room G, facing north-west

The fireplace has a metal hood, of typical 1930s design (Plate 73), with a brick and wood surround and two concrete slabs in front forming a hearth. A large vase of artificial flowers in front of the fireplace had been damaged by vandals (Plate 74).



Plate 73 The Room G fireplace hood, facing north-west

The south-western interior wall is blank with a large mirror and two pictures present (Plate 74).



Plate 74 The south-western wall of Room G, facing north-west

There is a window on the north-eastern wall of Design D (Plate 75). A light fitting above this window had been vandalised, a second wall light to the north-west of the window remained intact, with a picture beneath. One of the red velvet curtains had been ripped off by vandals, the other was still in place.



Plate 75 Window of Design D in Room G, facing north

The south-eastern wall has two glass screens resembling windows (looking onto Room J). Each of these has 15 panes of glass and they are located to either side of an open archway. Both the screens and open archway have segmental arches (Plate 76).



Plate 76 The south-eastern wall of Room G, facing south-east

A deep beam runs across the ceiling of the room from south-west to north-east, this is painted to match the cornice (Plate 77).



Plate 77 the ceiling of Room G, facing north

3.11.8 Room H - A ground floor ladies' toilet

This room represents a later extension to the public house (Plate 78). It is lit on the north-eastern side by a small rectangular window, with two further windows on the south-western wall, while a doorway onto a corridor is present on the south-east side and the north-western houses two toilet cubicles. There are hand basins, a hot air hand-drier, fan, mirror and a radiator on the north-eastern wall.

The room is tiled with pink mottled tiles on the lower three quarters of the wall with pale green paintwork above and on the ceiling. The door frames are painted white and the cubicle doors are of stained wood. The light fitting is in the centre of the ceiling.



Plate 78 The ladies' toilet, facing north

3.11.9 Room I - The hall and stairs leading

For ease both floors of this staircase are described here. On the south-western side there is a small porch housing a doorway at the south-western end, giving access to the exterior of the public house (Plate 79). This exterior door is painted red, set in a white wooden frame, the wall is of beige tiles to half way up the wall, with white plaster above. There is a decorative motif within the tiles on the north western wall of the porch. The interior porch door and frame are of dark wood, as are all the other doorways leading off the hallway.



Plate 79 the porch of Room J facing south-west

The hall comprises a half-turn staircase adjacent to the external wall, with a corridor to the north-east (Plate 80). The staircase has a solid banister typical of the 1930s, which is dark-stained wood (Plate 81).



Plate 80 Room I, facing north-west



Plate 81 The banister, facing west

The staircase is lit by windows on the south-western (Design I, see Plate 17) and north-western sides (Design G, see Plate 15) hung with floral pattern curtains. Both windows have been vandalised. The north-western end of the hall corridor is dog-legged in plan and leads to the ladies' toilets, while the entry to the cellar is located beneath the stairs. At the south-eastern end of the hall there is a door leading into Room J and a bookcase (full of books) is built into the walling behind this door on the north-eastern wall of the hall.

At first-floor level the staircase leads to an internal wooden partition wall, painted white, with a door and three glass window panes, one above the door and two to the south-west of the door (Plate 82). This door has a lock to prevent customers gaining access to the private living quarters at first-floor level. The landing has been vandalised, with white paint smeared on the carpets and broken glass from the windows strewn about.



Plate 82 the partition wall at the top of the stairs, facing south-east

3.11.10 Room J - ground floor public room

This room is carpeted, but the carpet is thick with mould (Plate 83). The mould in this room is worse than anywhere else within the building, with the exception of the cellar. For the most part the room is decorated with wooden panelling to three-quarters of the height of the room, with red and white striped wall paper above, though the panelling is intentionally absent on the north-eastern part of the north-western wall in the area of the arched openings into Room G to the north (Plate 84). There is a deep cornice painted cream and the ceiling is painted green.

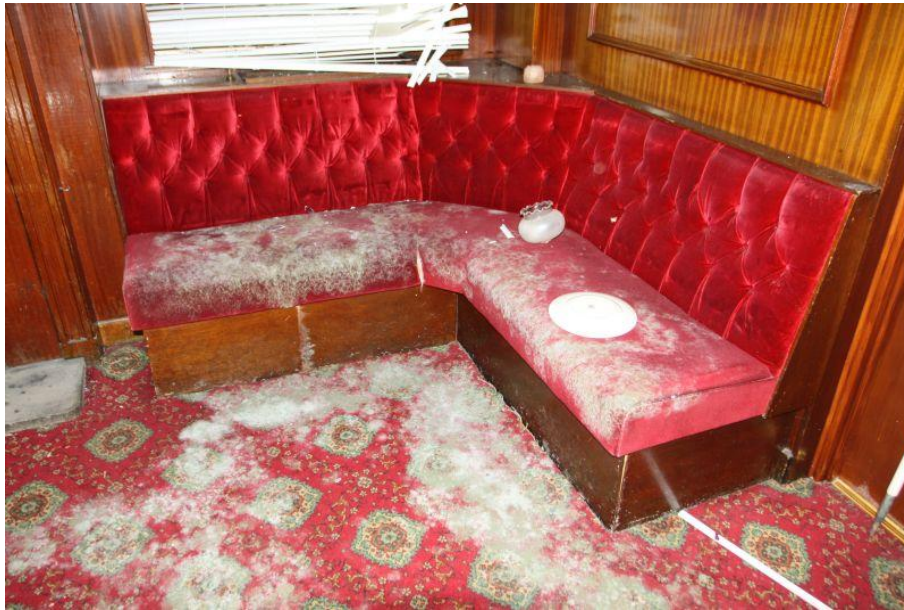


Plate 83 mouldy carpet in Room J, facing north

The north-western wall of the room has a doorway towards the southern end giving access to Room I (Plate 84). There is a light fitting on the panelling to the south-west of the door, and there are plates on the shelf at the top of the panelling.



Plate 84 Room J, facing north-west

There is red-velvet bench-seating on either side of the door, the upholstery of which is extremely mouldy. On the north-east of this wall are the two segmental-arched glass screens and the archway giving access to Room G, described in 3.11.7 above. The bench-seating continues beneath both screens. A projecting light is located between the window and doorway.

The south-western wall (Plate 85) has a fireplace with a window to either side. The northernmost upper two panes in the northernmost window had been replaced by an expel-air fan, and both windows have venetian blinds. The fireplace is set within a wooden frame and the metal hood is of a different design to that in Room G (Plate 86). There is a stone hearth in front of the fire. Several plates are still in place above the mantle. Beneath the window to the north-west of the fire is red velvet bench-seating which continues onto the north-western wall, while there is a radiator beneath the other window.



Plate 85 The south-western wall of Room J, facing south-west



Plate 86 The fire hood in Room J, facing south-west

The north-eastern wall (Plate 87) has bench seating on the northern end with a menu board above, to the south-east of which is a doorway into the kitchen corridor (Room E) and the door into the gents' toilet (Room D). There are plates on the shelf above the panelling. A table is present below the menu board.



Plate 87 The north-eastern wall of Room J, facing north-east

The south-eastern side of the room comprises a bar, described in 3.11.2 above. To the north-east of the bar (Plate 88) is a door into the bar area marked PRIVATE, while to the south-west (Plate 88) there are two doors, one leading into Room A and the second leading into the small diagonal porch (Room K below). Again, plates are displayed on the shelf above the panelling in this area.



Plate 88 The door to the north-east of the bar in Room J, facing east



Plate 89 The doors to the south-west of the bar in Room J, facing south

A major ceiling beam parallel to the north-western wall of the building is painted to match the cornice. Light fittings are suspended from the ceiling to either side of the beam. There is a ceiling ventilation unit between the bar and the open archway into Room G.

This room has been severely vandalised (Plates 83–4), all the ceiling light fittings having been removed and smashed and other debris scattered about the floor.

3.11.11 Room K - The ground floor diagonal porch

This small porch has a red-painted door giving access to the outside of the public house on the south-western side and a dark-wood door giving access to Room J on the north-western side (visible on Plate 77). The porch has a concrete floor and white painted walls.

3.12 The first-floor interior of the building

The first-floor of the building comprises the living quarters for the publican, which are accessed from the ground floor stairs of Room I (see 3.11.9 above). Unless otherwise stated the access doors at this level are single panel doors painted white which are original to the 1934 build. Some of the paintwork on these door frames, together with that of the window frames, is chipped and flaking.

The original large-bore heating pipes on this storey run along the top of the walls. A modern central heating system post-dating the original 1934 build has clearly been installed in this storey of the building, comprising radiators with associated small-bore piping at floor level. This new central heating system made the original fireplaces redundant and these had been removed and boarded over, with the exception of the fireplace in the living-room, which had been retained but fitted with a flame-effect fire. Much of the wallpaper and decoration of this floor is clearly very recent, post-dating the 1934 build.

3.12.1 Room L - The first-floor south-westernmost room

This rectangular room has a pale brown fitted carpet, with a skirting board and picture rail painted white. The walls below the picture rail are covered with wallpaper while the area above the picture rail, together with the ceiling are painted white.

There is a chimney breast on the north-eastern wall (Plates 90–1) which does not house a fireplace; this was presumably removed when central modern heating was installed into the first-floor rooms. A ventilation brick is located within the chimney breast. The chimney breast is decorated with cream wallpaper with a gold coloured Rennie Mackintosh-style motif, while the recesses to either side have wallpaper with a cream and gold bamboo design. There are wall lights in each recess.



Plate 90 Room L, facing north-east

The south-eastern wall is lit by a window of Design B (Plate 91) while the south-western wall is lit by a window of Design B (Plate 92) and an access door is present on the north-western wall (Plate 90). These three walls are decorated with the cream wallpaper with a gold coloured Rennie Mackintosh-style motif. The curtains are no longer present, but there are tie backs for the south-western window curtains. There is a radiator beneath the south-eastern window (Plate 91), with associated pipework along the base of the south-eastern and south-western walls.

A wall light fitting to the south-west of the door (Plate 90). A beam runs across the ceiling parallel with the south-western wall of the room with lighting suspended beneath (Plate 91). All the light fittings match and are a modern version of the art nouveau style, to suit the wall paper. None of the décor in this room is original to the 1934 build, except for the door.

Some bedding has been left behind in the room.



Plate 91 Room L, facing south-east



Plate 92 Room L, facing south

3.12.2 Room M - The first-floor access corridor and stairs to second-floor

The hall is carpeted throughout with a patterned dark red carpet, with a skirting board and picture rail painted white. The walls below the picture rail are papered with red and cream wallpaper that is striped at the bottom with a floral motif above, with the exception of one wall which is painted pale pink. The area above the picture rail and ceiling are painted white.

This access route through the first-floor is complex in terms of ground-plan. The south-eastern end is a broad corridor aligned south-east to north-west lit by a widow of Design B (Plate 93). The window is hung with curtains. An access door leads from this part of the corridor to Room N. A light fitting hangs from the ceiling; the lamp shade is missing. Heating pipes run along the top of the south-western and south-eastern walls and to either side of the window. A radiator

is present beneath the window, with associated pipes at floor level along the south-eastern wall.



Plate 93 Room M south-eastern portion, facing south-east

The corridor turns through a right angle at the northern end, to run north-east to south-west. There are access doors to Rooms O and U at either end (Plate 94). A small electrical box is located above the Room O door frame (Plate 94).



Plate 94 Room M view towards the kitchen door, facing south-west

At the north-eastern end of this portion of Room M there is a small square recess with access doors to a cubby-hole (located beneath the stairs leading to the second floor), to Room Q and to Room P, on the south-western, north-western and north-eastern sides respectively (Plates 95–6). The cubby-hole door has three vertical rectangular panels at the bottom with a single square panel above (Plate 96).



Plate 95 Room M showing the doors to the cubby-hole (left), Room Q (centre) and Room P (right), facing north-west



Plate 96 Room M the cubby-hole door, facing south-west

The Room M corridor then turns through a right angle at the southernmost end to align south-east to north-west (Plate 97). The north-eastern wall is painted pink, differing from the other walls of Room M in terms of décor. There is a radiator on the north-eastern wall with an associated pipe at floor level, while a larger heating pipe runs along the wall the south-western wall. There is a window at the top of the south-western wall to provide light into the corridor from the kitchen. A light fitting with lamp-shade suspend from the ceiling next to this window. The carpet in this area has been vandalised with white paint (Plate 97).



Plate 97 Room M the central portion of the corridor, facing south-east

The northern end of this portion of the corridor gives access to Rooms R and S (Plate 98), while at the southern end, while on the north-eastern side, there is a door giving access to the stairs to the second-floor. The stairs to the second floor are covered with pale brown fitted carpet which is mouldy (Plate 99) and lit by one of the dormer windows.



Plate 98 Room M the stairs to the second-floor, facing north-east



Plate 99 The stairs to the second floor, facing north-east

The corridor turns through a right angle at the northern end (Plate 100), to run north-east to south-west, with access doors to the stairs of Room I, the small toilet of Room P and to the kitchen of Room U on the north-western, south-western and south-eastern sides respectively. A heating pipe runs at the top of the south-eastern wall and downwards to the south-eastern side of the toilet door. Between the three aforementioned doors is a ceiling lamp with shade. Adjacent to the toilet door is a small chest of drawers and a fire extinguisher and white paint has been splashed on the carpet and a small amount of debris strewn about.



Plate 100 The northern end of Room M, facing south-west

3.12.3 Room N - The first-floor north-westernmost room

This rectangular room (Plates 101–3) has a pale brown fitted carpet, with a skirting board and picture rail, both painted white. The walls below the picture rail are papered while the area above the picture rail, together with the ceiling are painted white. Three walls have cream wallpaper with a floral frieze at the top while the north-western wall is painted pink. The room

is lit by a window of Design B on the south-eastern side (Plate 103), and this is hung with curtains. A radiator is present to the north-east of the window, with associated heating pipes at floor level along the north-eastern and south-eastern walls of the room. Two small squares of floral carpet and a cushion are present within the room. There is a beam across the ceiling parallel to the north-eastern external wall, from which a light fitting is suspended. The lamp shade is no longer present.



Plate 101 Room N, facing west



Plate 102 Room N, facing east



Plate 103 Room N window of Design B, facing south-east

3.12.4 Room O - The first-floor room giving access to the flat roof

This rectangular room (Plates 104–5) has a dark red fitted carpet, with a skirting board and picture rail painted white. The walls below the picture rail are covered with wallpaper with a Rennie Mackintosh-style motif while the area above the picture rail, together with the ceiling are painted white. There is a chimney breast on the north-western side and door to Room M on the south-western side, while on the north-eastern side there is a glass panel door with a small vertical window adjoining giving access to the flat roof beyond (this roof could not be accessed during the assessment). This door is hung with a shiny beaded curtain. A small radiator is present to the south-east of the doorway with associated pipes at floor level along the north-eastern wall. There is a beam above the south-western wall and a light fitting with a square lamp shade near the external access door. Bedding has been left in the room.



Plate 104 Room O, facing north-east



Plate 105 Room O, facing south-west

3.12.5 Room P – The first-floor bathroom

This rectangular family bathroom (Plate 106) is carpeted with a light brown fitted carpet, with a skirting board painted white. The north-eastern and part of the north-western walls are covered with white-glazed tiles and the remaining walls have tile-effect wallpaper, while the ceiling is painted white.



Plate 106 Room P, facings south-west (left) and north-east (right)

The bathroom is lit by a window on the north-western side and accessed by a door on the south-western side, which has the word BATH in metal letters (painted over) on the outside. The bathroom has fixtures that clearly post-date the 1934 build, comprising a toilet, bath,

shower cubicle and hand basin. The hand basin and part of the bath have been smashed. The north-eastern wall and the lower half of the north-western wall have white glazed tiles which were clearly installed at the same time as the bathroom suite. There is a radiator along the south-eastern wall with associated pipework at floor-level. Two small wall cupboards are present on both the south-western and north-western walls. Some items of furniture remain (a drying rack, a red rug, a small step ladder and a laundry box/stool) as well as some rubbish.

3.12.6 Room Q - The first-floor office

This rectangular room (Plates 107–9) is carpeted with a patterned dark brown fitted carpet, with a skirting board and picture rail, both painted white. Three walls have wallpaper featuring a Rennie Mackintosh-style motif to the height of a white-painted picture rail, while the south-western wall painted cream below the picture rail; the ceiling is painted pale pink.



Plate 107 Room Q, facing north-east

This room is accessed by a door on the south-eastern side, and is lit by a window of Design A on the north-eastern side (Plate 107). A modern radiator is present on the south-western wall, while a large fuse box and small wall mounted spot-light are present on the north-western wall (Plate 108). Plastic ducts for cabling run above the picture rail on the north-eastern and south-eastern walls (Plates 107 and 109). A beam is present across the top of the south-western wall (Plate 96).

The room retains some furniture including two desks, a filing cabinet, portable shelves and a safe and it is full of rubbish.



Plate 108 Room Q, facing west



Plate 109 Room Q, facing south-west

3.12.7 Room R - The first-floor living room

This rectangular room (Plates 110–1) is carpeted with a patterned dark red fitted carpet, with a skirting board painted white. The walls have pink mottled wallpaper, while cornice and the ceiling are painted pale pink.

This room is lit on the north-western side by two windows in Design H, between which is an elaborate fireplace with a metal, wood and tile surround (Plate 110). The north-eastern wall is lit by a window of Design B (Plate 111). Heating pipes are present at floor level on the south-western wall. A beam is present in the ceiling parallel with the north-western wall of the public house. There is a central light fitting in the ceiling with a shade. The windows are hung with dark red curtains, a sofa is present and there is some litter resulting from vandalism.



Plate 110 Room R, facing north-west



Plate 111 Room R, facing north-east

3.12.8 Room S - The first-floor room adjacent to the stairs

This narrow rectangular room (Plate 112) has a white skirting board, the walls are painted pale blue and the ceiling is painted white.

The room is lit by a window of Design G on the north-western side, while the access door is on the south-eastern side. The north-eastern and south-western walls are blank, with shelves attached to the south-western wall and beneath the window. There is a beam running across the ceiling parallel to the external north-western wall of the public house. A light bulb without a shade is suspended from the base of this beam. There is a considerable amount of detritus in this room.

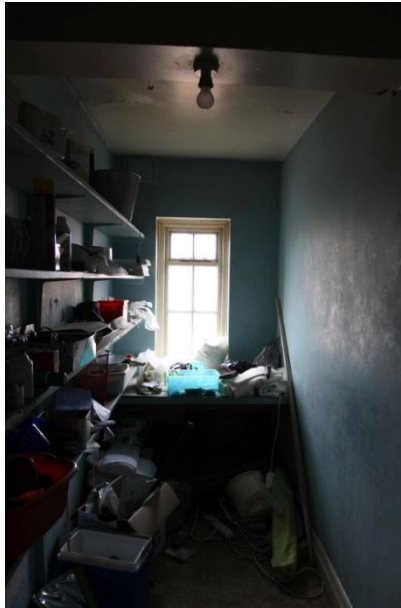


Plate 112 Room S, facing north-west

3.12.9 Room T - The first-floor toilet

This small room is adjacent to the stairs and houses a toilet. The wallpaper is pale blue-green with a large leaf design (Plate 100).

3.12.10 Room U - The first-floor kitchen

This rectangular room (Plate 113–5) has tile effect linoleum on the floor, with a skirting board and picture rail painted white. The walls are painted cream with some areas being tiled. The wall above the picture rail and ceiling are painted white. The doors of the kitchen are modern light-wood doors which are clearly not original to the public house.

The room is lit by two windows of Design A on the south-western side and there is a third window of this type on the south-eastern wall, above the external diagonal porch (Plate 113).



Plate 113 Room U, facing south

A large chimney breast is present on the south-western wall, but this no longer contains a fireplace. Modern pine kitchen units have been fitted around most of the south-western (including the front of the chimney breast) and north-western walls (Plate 114). The built-in cooker remains in place, venting into the chimney breast, but the other large appliances have been removed. The walls adjacent to these units are tiled.



Plate 114 Room U, facing north

The north-eastern wall has a row of three rectangular glass panes at the top, designed to admit light to the corridor to the immediate north-east (Plate 115). There is also a radiator on this wall with associated pipe work at floor level.



Plate 115 Room U, facing north-east

A beam runs across the ceiling parallel to the south-western wall, with a fluorescent strip light on the underside. A light fitting with lamp shade is present near the cooker. Many smaller appliances remain on the counter tops, there is a wine-rack and a floral container with handles

beneath the kitchen counter, and there are glasses/bottles/jars and kitchen items in the cupboards. There is rubbish strewn around, including a large bin bag hanging off the door handle. The drawers have been opened and contain, among other things, medical prescription boxes.

3.13 The second-floor interior of the building

This storey comprises four accommodation rooms ranged round a central access area, each of which was lit by a former window in the roof. The central access area had been fitted out as a kitchen which was clearly not original to the 1934 build; this seems to have been installed to turn the second-floor of the building into a self-contained flat. The doors at this level are all pine-effect and are not original to the 1934 build. The modern central heating system seen on the first-floor, with pipes as floor level, is also present throughout this storey of the building.

The windows at this level were all covered with condensation, resulting in damage to the frames. In addition, in many places the wallpaper had large 'bubbles' where it was peeling away from the walls due to damp. The carpeting was also mouldy in places.

The second-floor seems to have been simply abandoned by the inhabitants with no attempt being made to clear the building. Some furniture is still present, there are clothes in the wardrobes, the kitchen pans and crockery are present and there is abundant rubbish everywhere.

3.13.1 Room V - The second-floor south-western room

This room (Plates 116–9) was used as a bedroom. It has basket-weave design pale brown-grey fitted carpet on the floor, which is mouldy (Plate 116). There is a skirting board painted white, and the walls are covered with anaglypta wallpaper painted white with a floral paper frieze at the top of the wall, and the ceiling is painted white (Plate 117). The room is lit by a dormer window, hung with curtains, on the south-western side (Plate 118) and an access door to Room X is on the north-western side. A light fitting with a bulb is suspended from the ceiling, but the lamp shade is missing.



Plate 116 Room V the mouldy carpet



Plate 117 Room V facing north-east



Plate 118 Room V facing south-west

This room contains some furniture, including a wardrobe. There are clothes in the wardrobe and on the back of the door, and there is abundant rubbish strewn about. The wallpaper is peeling in places, notably below the dormer window (Plate 119).

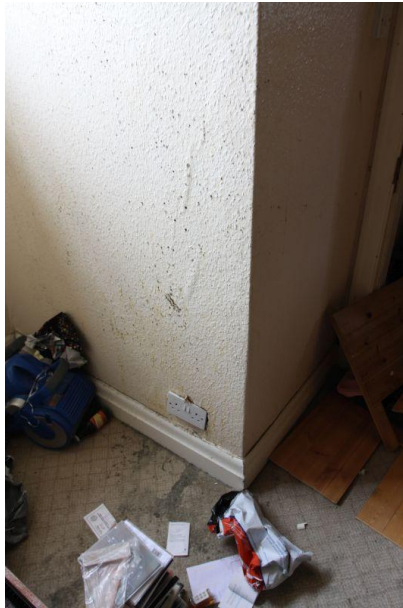


Plate 119 Room V peeling wallpaper facing south-west

3.13.2 Room W- The second-floor easternmost room

This room (Plates 120–1) has basket-weave design pale brown-grey fitted carpet on the floor, a skirting board painted white, walls painted bright red, and a ceiling painted pink. The room is lit by a dormer window on the north-eastern side, which is hung with curtains (Plate 120), while the access door to Room X and a radiator are on the north-western side (Plate 121). A light fitting with a lamp shade is suspended from the ceiling. Clothing is hanging on the back of the door and there is some rubbish strewn across the floor.



Plate 120 Room W facing north-east



Plate 121 Room W facing north

3.13.3 Room X - The second-floor central area

This area formed the access route throughout the second-floor. The staircase from the storey below is aligned north-east to south-west and has a small landing to the immediate south-east (Plate 122) and south-west, while to the north-west there is a larger area that has been fitted with a small kitchen. The banister for the stairs is solid and painted white. There is a skirting board painted white, as are most of the walls and the ceiling, though the walls have been tiled adjacent to the kitchen fittings.

There is a shelf across the south-western end of the bannister which is covered with abandoned packets of food (biscuits, tea, breakfast cereals and a large bag from 'Sports Direct' (Plate 122)). The floor of the room is thick with rubbish (Plate 122).



Plate 122 Room X the south-eastern landing and stair banister facing south-west

The room is lit by a dormer window above the northernmost landing area, and there is a cubby-hole built into the roof space to the north-west of this window (Plate 123). Immediately beneath the window is a modern cooker with a casserole dish on top. To the immediate south-east of the cooker is a kitchen counter built along the side of the banister, with a radiator beneath. The wall being the cooker has been tiled to the height of the dormer window (Plate 124). The walling around the window and to the immediate south-east is damp and mouldy.



Plate 123 Room X the dormer window and cubby hole, facing north



Plate 124 Room X, facing north-east

The north-western wall of Room X has an access door into Room Y. The south-eastern wall has two access doors leading into Rooms V and W. The south-western wall has a fitted cupboard near the south-western wall, the design of which suggests a 1934 date (Plate 125). To the north-west of the cupboard is a door giving access to Room Z, and there are modern kitchen cupboards at the north-western end of the wall, comprising two white laminated floor level cupboards, one to house a sink (no longer present), and a double door pine effect high-level

cupboard with shelves on the south-eastern side, and a mug rack beneath (Plate 126). The wall around these cupboards has been tiled. The cupboards were full of kitchen items such as pans, crockery and cutlery.



Plate 125 Room X, facing north-west



Plate 126 Room X the kitchen cupboards, facing north-west

Access to the roof space above this room is through a square hatch located between the banister and 1934 cupboard (Plate 127). This space was not investigated during the assessment. The cover for the hatch is missing, and looking through the hatch from below it is clear that some slates are missing from the roof (Plate 128) which is allowing rain-water into the building.



Plate 127 Room X the access hatch for the roof space, facing south-west



Plate 128 Room X the access hatch for the roof space facing north

3.13.4 Room Y- The second-floor northern room

This room (Plates 129–31) has basket-weave design pale brown-grey fitted carpet on the floor, a skirting board painted white, while the walls and ceiling are painted cream.

The room is lit by a dormer window on the north-western side (Plate 129), while the access door to Room X is on the south-eastern side (Plate 130) and there is a radiator on the south-western side (Plate 129). The walling in this room is clearly damp, particularly around the door. The carpet is also mouldy.

Narrow shelves have been fitted on the south-western and south-eastern sides, and there is access to a roof space cubby-hole on the south-western wall (Plate 131). A light fitting with a lamp shade is suspended from the ceiling. There is a beam at the top of the south-western wall.

There is a red rug on the floor, there are abandoned fixtures (a picture, a table lamp and bedding) and there is rubbish strewn about.



Plate 129 Room Y, facing north-west



Plate 130 Room Y, facing south-east



Plate 131 Room Y, facing south-west

3.13.5 Room Z - The second-floor bathroom

The room has basket-weave design pale brown-grey fitted carpet on the floor, and the skirting board, walls and ceiling are painted white, with tile in places. The room has been fitted out as a bathroom, and the pampas-coloured bathroom suite is clearly not original to the 1934 public house. The room is lit by a dormer window in the south-western wall, in front of which is a rail full of coat-hangers (Plate 132 left hand image). A high-level double door cupboard of white laminate is present on the south-eastern wall, with a radiator beneath (Plate 132 right hand image). The access door into the room is on the north-eastern side, with a sink and bath to the north-west (Plate 133). The sink has been totally destroyed by vandals. There is discarded bedding, clothing, a rubbish bin, mugs and a laundry basket within this room.



Plate 132 Room Z, facing south-west and east

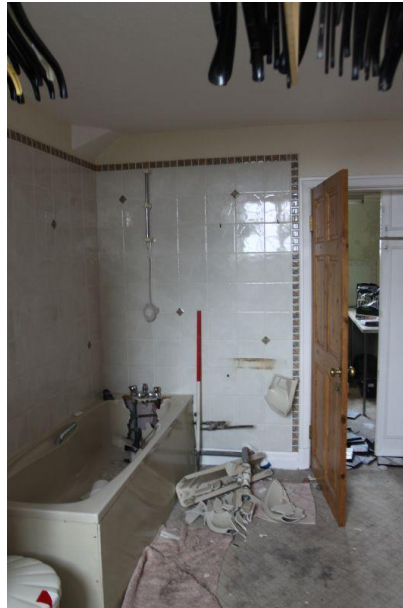


Plate 133 Room Z, facing north-east

4 CONCLUSIONS AND RECOMMENDATIONS

4.1 The condition of the building

The following comments can be made regarding the condition of the building. Taking the exterior first:

- Overall the walling of The Magnet public house is structurally sound.
- The window frames on all floors have flaked/chipped paint externally, and the frames are in poor condition. This is particularly true of the dormer windows.
- There is some damage to the concrete window sills on the ground floor, which have broken off in places.
- There is some damage to the concrete string-course on the exterior of the building, which is cracking and flaking in places, notably beneath any windows.
- There is some damage to the concrete cornice above the diagonal porch, which is flaking off.
- The paintwork on the wooden panel at the top of the exterior of Room H is peeling.
- At least one metal downpipe is missing.
- Some panes of glass in the second-floor windows have been smashed.
- The roof is clearly decaying, with some missing slates, notably around the north-easternmost and south-westernmost dormer windows. There will undoubtedly be water damage in the roof space beneath these missing slates.

With regards to the cellar of the building:

- The cellar shows clear signs of damp.
- There is extensive black mould in the cellar.

With regards to the ground-floor of the building:

- The ground floor carpets are mouldy with a white to green-grey mould, which is particularly thick in Room J.

- The bar counter in Room B/A is not original.
- The original fireplace in Room A is missing.
- The bar counters in Rooms B/C and B/J, together with the bar-back with an arched design in Room B/C, are intact.
- The original bench seating in Rooms A, C, G and J survives intact. It should be noted that the upholstered bench seating in these rooms is covered in white/green-grey mould. The mould is so extensive that it is doubtful that any of this upholstery can be saved.
- The original internal doors between rooms A, B, C, D, I and J survive intact.
- The tilework in the gents' toilet is original.
- The fireplaces and surrounds in Rooms B, G and J are original.
- The two glass screens between Rooms G and J survive intact.
- The screen in the bar area of Room B represents a partial survival as one panel has been replaced with modern glass.
- The ground-floor light fittings have almost all been vandalised.
- The décor and wallpaper in Rooms A, G and J is clearly modern.

With regards to the first-floor of the building:

- The only original fireplace to survive intact is in Room R.
- Most original internal doors survive.
- The central heating system, the light fixtures in Room M, glass panel door in Room O, the bathroom fixtures in Room P, the kitchen fixtures in Room U, the kitchen doors, the toilet in Room T and the wallpaper throughout this floor all clearly post-date the 1934 build.
- There is condensation in the windows resulting in damage to the adjacent frames and the presence of mould.
- Some of the window panes on this floor have been smashed.
- The corridor carpets are damaged beyond repair.

With regards to the second-floor of the building:

- The carpets are mouldy.
- There are signs of damp on walls and ceilings of the second-floor rooms.
- The wallpaper is peeling off in places.
- There is condensation on the windows and this, over time appears to have damaged the window frames in places.
- The only fitting potentially dating to 1934 at this level is the cupboard on the landing.
- The kitchen and bathroom clearly post-date the 1934 build.
- There are piles of rubbish throughout this floor.

It should be noted that despite the best efforts of the current owner to secure the building, the building has deteriorated due to vandalism.

4.2 Recommendations

Public Houses are a category of severely threatened building type nationally, with the number of such buildings falling from 102,189 in England and Wales in 1900 to around 45,000 in 2009 (Cole 2015, 4). In 2014 alone 31 pubs were closing each week (ibid., 1). While there are many reasons for this demise, such as the sale of alcohol by supermarkets and a deep recession, one major reason is the high value of pub sites for redevelopment (ibid., 2). This is particularly true of the 1930s improved public houses as these often have large car parks and gardens attached. Some 1930s improved public houses have recently been listed in an attempt to prevent wholesale losses.

The Magnet is not considered of sufficient architectural interest to merit listing. Though, as noted above it has been described by the City of York Archaeologist as a 'heritage asset' for the local area, and CAMRA consider it to be the best example of an improved public house in York.

The relationship of The Magnet to the adjacent housing estate is of note, it having been specifically built to serve this community. However, since the public house was built the land to the north-west has been redeveloped for housing, a new house has been built to the immediate north-east and a new housing estate has been built on the opposite side of Osbaldwick Road. The public house has therefore lost much of its original setting.

The present poor condition of the building is such that extensive renovation and refurbishment would be required for it to be habitable and operational as a public house. For continued use to be possible much of the interior, such as carpets and upholstery would require replacement, windows would require extensive repair where frames are rotten, the roof would need extensive work or replacement, and damp specialists would be required to remedy any damp problems.

Whatever is decided about its future, it is recommended that a level II photographic survey and building record is made prior to any alterations or demolition.

REFERENCES

Cole, E., 2015. *The Urban and Suburban Public House in Inter-War England 1918-1939* (Historic England)

McComish, J. M., 2019. The Magnet Public House, Desk-Based Assessment Report, YAT 2019/25

Web-based resources

Google Earth ground level views and 3D views of the site prior to boarding up were accessed on 21/2/2019 <https://www.google.com/maps>

The OS 1:1,250 maps were viewed on old-maps.co.uk (accessed on 21/2/2019)

For 1964 - <https://www.old-maps.co.uk/#/Map/463500/451500/12/100954>

For 1970–89 - <https://www.old-maps.co.uk/#/Map/463500/451500/12/100954>

ACKNOWLEDGEMENTS

L. Graham-Stewart assisted with the inspection and took all of the photographs.

FIGURES

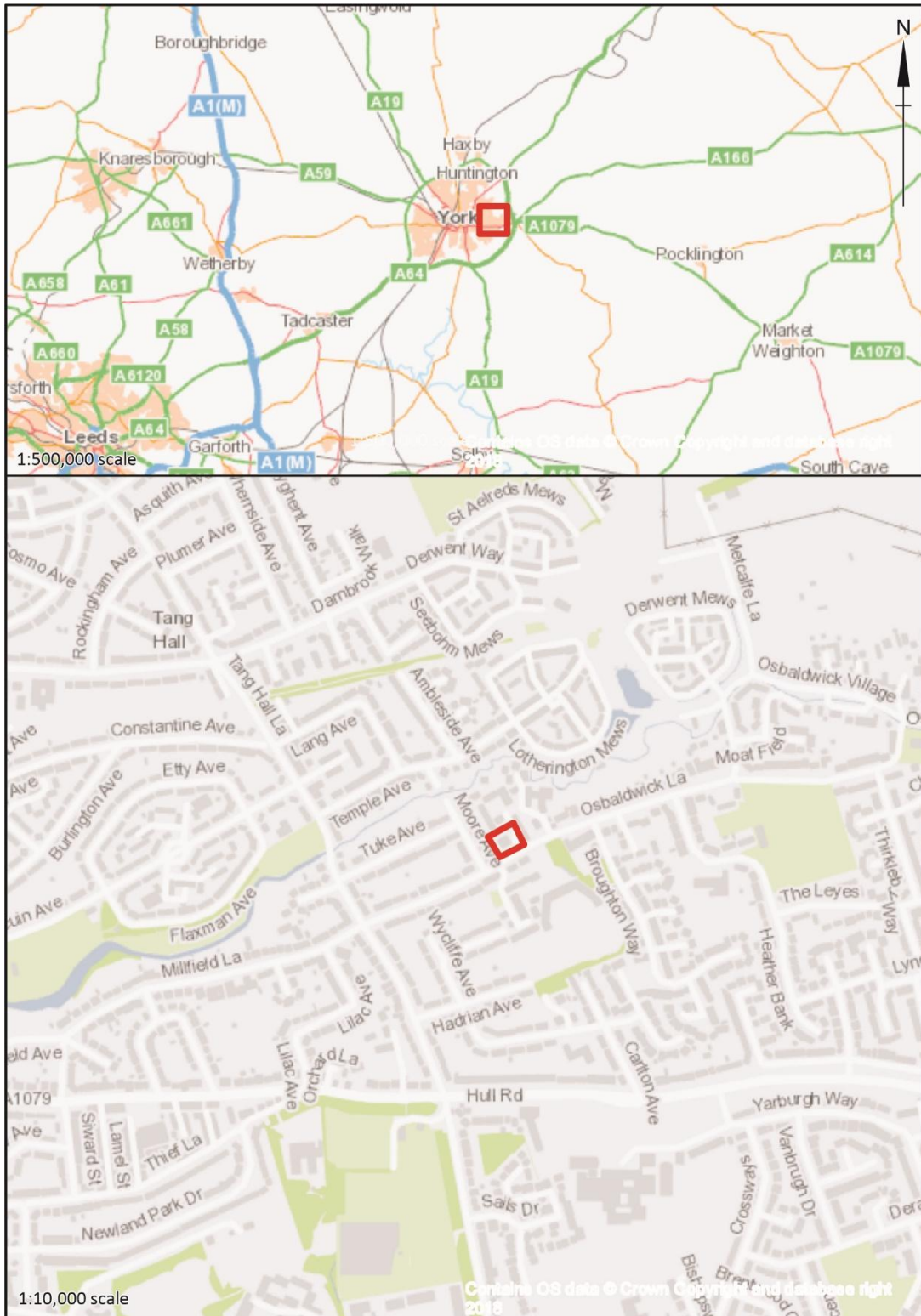


Figure 1 The location of the present study site



Figure 2 The location of the site (supplied by the client)



YORK ARCHAEOLOGICAL TRUST

York Archaeological Trust undertakes a wide range of urban and rural archaeological consultancies, surveys, evaluations, assessments and excavations for commercial, academic and charitable clients. We manage projects, provide professional advice and fieldwork to ensure a high quality, cost effective archaeological and heritage service. Our staff have a considerable depth and variety of professional experience and an international reputation for research, development and maximising the public, educational and commercial benefits of archaeology. Based in York, Sheffield, Nottingham and Glasgow the Trust's services are available throughout Britain and beyond.



© York Archaeological Trust

York Archaeological Trust, Cuthbert Morrell House, 47 Aldwark, York YO1 7BX

Phone: +44 (0)1904 663000 Fax: +44 (0)1904 663024

Email: archaeology@yorkat.co.uk Website: <http://www.yorkarchaeology.co.uk>

© 2018 York Archaeological Trust for Excavation and Research Limited
Registered Office: 47 Aldwark, York YO1 7BX
A Company Limited by Guarantee. Registered in England No. 1430801
A registered Charity in England & Wales (No. 509060) and Scotland (No. SCO42846)